

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

September 20, 2022 at 6:45 P.M.

Following 'Meet the Candidates Night'

I. Call to Order

II. Roll Call

President

Peggy Bracken

1st Vice-President

Bill Cicala

2nd Vice-President

Bill Dawes

Secretary

Doug Childress

Treasurer

Connie DeLarge

Director at Large

Fred Fisher

Director at Large

Brandt Smith

III. Guests: None scheduled.

IV. President's Message

V. Adopt the Agenda:

VI. Consent Agenda:

available online

The Consent Agenda contains items requiring action by the Board which are generally routine items not requiring Board discussion. A single motion will approve all items on the Consent agenda, including any Committee Meeting Minutes or contemplated contractor proposals. Any Board member may remove any issue from the Consent agenda, and that issue will be discussed and voted upon separately.

Acknowledge Meeting Minutes:

- August 1, 2022 Landscape
- August 3, 2022 Covenants
- August 4, 2022 ARC
- August 18, 2022 ARC

VII. Approval of Minutes:

- a. August 16, 2022 Board Meeting Minutes
- b. August 26, 2022 Slate of Candidates Meeting Minutes

VIII. Homeowner Forum: Participation numbers are found on the table next to the sign-in sheets.

At this time any member of the public is allowed to address the Board of Directors on any issue not already on tonight's agenda. The speaker may have up to three minutes to speak, and speakers will be heard in an orderly fashion.

IX. Homeowner Requests:
a. Pool Season Extension Requests

X. Finance:

a. Balance Sheet Report for August 31, 2022

Operating Cash	\$460,835.47
Total Cash Reserve	\$1,327,975.90
Accounts Receivable	\$29,836.13
Other Assets	\$124,897.96
Pre-Paid Income Tax	\$1,097.00
Pre-Paid Insurance	\$2,600.00

August 31, 2022 Total Assets	\$1,967,266.07
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XI. Election Committee:

a. Approval of Procedure for 2022 Election

XII. Architectural Review Committee:

a. Sierra Point Sub-Association – New Plan Request

b. Design Guidelines Amendments

- i. Building Projections & Equipment**
- ii. Flags & Flagpoles**
- iii. Landscaping (Front Yard Artificial Turf)**
- iv. Signs**
- v. Prohibited Plant List**

XIII. Landscape Committee:

- a. New Committee Member Appointment**
- b. Tree Removal (Coachline Blvd./Silver Sand Dr.)**
- c. Windmill Park Palm Tree Fertilization**
- d. Irrigation Evaluation (Portions of Twin Peaks Rd. & Coachline Blvd.)**

XIV. Covenants Committee:

- a. ID #84445 (ARC Violation) – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.**
- b. ID #18132, #18132, #18132, #79801 (Duty of Maintenance) – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.**
- c. ID #106716 (Duty of Maintenance) – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.**
- d. ID #101722 (Duty of Maintenance) – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.**

- e. **ID #24188, #92340 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #109357, #107745 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #105504, #34483, #19001 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #59828 (Landscape Maintenance)** – Recommendation of one-time \$25 fine and 30-day pool suspension until property is brought into compliance.
- i. **ID #19072 (Landscape Maintenance)** – Recommendation of one-time \$25 fine, 30-day pool suspension & lot cleanup scheduled no sooner than 09/21/22 to be charged to the account if the property is not brought into compliance by 09/20/22.
- j. **ID #109358 (Unightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #40765 (Trailer)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #113049 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. **ID #105522, #43987 (Landscape Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. **ID #20715, #20715 (Landscape Maintenance)** – Recommendation of one-time \$25 fine, 30-day pool suspension & lot cleanup scheduled no sooner than 09/21/22 to be charged to the account if the property is not brought into compliance by 09/20/22.
- o. **ID #102752 (Unightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- p. **ID #105251 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- q. **ID #100492, #21279, #18918 (Trailer)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.

XV. Unfinished Business: None.

XVI. New Business:

- a. Windmill Park Pool Season
- b. Splash Pad Chlorinator (x1) Replace
- c. Windmill Park Pool & Spa Chlorinators (x2) Replace
- d. Community Center Pools' Chlorinators (x2) Replace
- e. Splash Pad Mushroom Feature – Post Replace

XVII. Action-In-Lieu of Meeting

- a. Windmill Park Spa Circulating Pump Replace

XVIII. Management Report: Provided at meeting.

XIX. Adjourn to Executive Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda
At the Community Center
September 20, 2022 following the Board Meeting

I. Call to Order

II. Roll Call:	President	Peggy Bracken
	1 st Vice-President	Bill Cicala
	2 nd Vice-President	Bill Dawes
	Secretary	Doug Childress
	Treasurer	Connie DeLarge
	Director at Large	Fred Fisher
	Director at Large	Brandt Smith

III. Approval of September 20, 2022 Executive Meeting Agenda:

IV. Approval of August 16, 2022 Executive Meeting Minutes:

V. Guests: None scheduled.

VI. Owner Requests and Legal Requests:

This portion of the meeting will be closed pursuant to A.R.S. 33-1804(A)(1)(2)(3) & (5).

A. Appeals of ARC Decisions

B. Legal Requests

VII. Legal Updates:

This portion of the meeting will be closed pursuant to A.R.S. 33-1804(A)(1)(2) & (3).

A. Foreclosure Memo

B. Aggressive Dog (Parcel 28)

VIII. Adjourn