

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Community Center

October 18, 2022 at 6:45 P.M.

### I. Call to Order

### II. Roll Call

President

Peggy Bracken

1<sup>st</sup> Vice-President

Bill Cicala

2<sup>nd</sup> 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:

- September 1, 2022 ARC
- September 12, 2022 Landscape
- September 7, 2022 Covenants
- September 15, 2022 ARC

### VII. Approval of Minutes:

#### a. September 20, 2022 Board 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. Appeal of ARC Denial (Detached Garage)
- b. Design Guidelines Amendment for Holiday Decorations
- c. Perimeter Wall Paint Request
- d. Pool Season Extension Requests

**X. Annual Meeting:**

Will be held on October 25, 2022 at 7 P.M. at the Coyote Trail Elementary School.

**XI. Finance:**

**a. Balance Sheet Report for September 30, 2022**

Operating Cash	\$362,726.89
Total Cash Reserve	\$1,298,116.67
Accounts Receivable	\$51,639.93
Other Assets	\$124,897.96
Pre-Paid Income Tax	\$1,097.00
Pre-Paid Insurance	\$2,600.00
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September 30, 2022 Total Assets	\$1,841,078.45

**XII. Architectural Review Committee:**

- a. New Committee Member Appointment

**XIII. Landscape Committee:**

- a. Landscape Maintenance Contractor

**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, #106716 (Duty of Maintenance)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #101722 (Duty of Maintenance)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #24188 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #92340 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #107745, #105504, #19001 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #113049 (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 \$50 monthly fine and 30-day pool suspension until property is brought into compliance.
- i. **ID #105522, #18909 (Landscape Maintenance)** – Recommendation of one-time \$25 fine, 30-day pool suspension & lot cleanup scheduled no sooner than 10/19/22 to be charged to the account if the property is not brought into compliance by 10/18/22.
- j. **ID #109358 (Unsightly Materials)** – Recommendation of \$50 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 #103066 (ARC Violation)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. **ID #72576 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. **ID #84475 (Landscape Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- o. **ID #23488, #23488 (Landscape Maintenance)** – Recommendation of an extension until 11/01/2022.
- p. **ID #103028, #22989 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

**XV. Unfinished Business:**

- a. **Automatic Chlorinators Troubleshoot & Repair**

**XVI. New Business:**

- a. **Management Contract Renewal**
- b. **Windmill Park Pool Pump #2 Replace**
- c. **Community Center Attic Lighting Improvement**
- d. **Trees Between Community Center & Sierra Pointe**

**XVII. Action-In-Lieu of Meeting**

- a. **Windmill Park Ash Trees Irrigation**

**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  
October 18, 2022 following the Board Meeting

**I. Call to Order**

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

**III. Approval of October 18, 2022 Executive Meeting Agenda:**

**IV. Approval of September 20, 2022 Executive Meeting Minutes:**

**V. Guests:** Clint G. Goodman

**VI. Other:**

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

**A. Board Mediation**

**VII. Adjourn**