

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

November 15, 2022, following the
Organizational Meeting.

I. Call to Order

II. Roll Call

Director at Large
Director at Large
Director at Large
Director at Large
Director at Large
Director at Large
Director at Large

Peggy Bracken
Bill Cicala
Bill Dawes
Connie DeLarge
Fred Fisher
Brandt Smith
Tim Weiler

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.

VII. Acknowledge Meeting Minutes:

- October 3, 2022 Landscape
- October 5, 2022 Covenants
- October 6, 2022 ARC
- October 20, 2022 ARC

VIII. Approval of Minutes:

- a. October 18, 2022 Board Meeting Minutes

IX. Homeowner Forum:

X. Homeowner Requests:

- a. Secret Ballot Election System

XI. Finance:

- a. **Balance Sheet Report for September 30, 2022:** *Figures not available as of date agenda was published; to be presented at meeting.*
- b. **Annual Financial Audit**

XII. Architectural Review Committee:

- a. **Design Guidelines Amendment – Holiday Decorations**

XIII. Landscape Committee: No recommendations.

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, #92340 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #107745 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #105504, #19001, #113049 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #59828 (Landscape Maintenance)** – Recommendation of \$50 monthly fine and 30-day pool suspension until property is brought into compliance.
- h. **ID #84475 (Landscape Maintenance)** – Recommendation of \$25 monthly fine and 30-day pool suspension until property is brought into compliance.
- i. **ID #105368 (Landscape Maintenance)** – Recommendation of one-time \$25 fine, 30-day pool suspension & lot cleanup scheduled no sooner than 11/16/22 to be charged to the account if the property is not brought into compliance by 11/15/22.
- j. **ID #109358 (Unsightly Materials)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #103028, #22989 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #29300 (ARC Violation)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. **ID #55707 (ARC Violation)** – Recommendation of an extension until 02/01/2023.
- n. **ID #35521 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- o. **ID #25773 (Landscape Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

- p. **ID #20192 (Inoperable Vehicle)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- q. **ID #103028 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

XV. Unfinished Business: None.

XVI. New Business:

- a. **Code of Conduct for Committees**
- b. **Solar Batteries Replace**

XVII. Management Report: Provided at meeting

XVIII. Adjourn to Executive Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda
At the Community Center
November 15, 2022 following the Board Meeting

I. Call to Order

II. Roll Call:	Director at Large	Peggy Bracken
	Director at Large	Bill Cicala
	Director at Large	Bill Dawes
	Director at Large	Connie DeLarge
	Director at Large	Fred Fisher
	Director at Large	Brandt Smith
	Director at Large	Tim Weiler

III. Approval of November 15, 2022 Executive Meeting Agenda:

IV. Approval of October 18, 2022 Executive Meeting Minutes:

V. Guests: None scheduled.

VI. Other:

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

A. Outstanding Violation Fines

VII. Adjourn