

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

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

I. Call to Order

II. Roll Call

President

Peggy Bracken

1st Vice-President

Bill Cicala

2nd Vice-President

Bill Dawes

Secretary

Tim Weiler

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:

- November 2, 2022 Covenants
- November 3, 2022 ARC
- November 7, 2022 Landscape
- November 17, 2022 ARC

VII. Approval of Minutes:

a. November 15, 2022 Organizational & 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. Secret Ballot Election System

X. Finance:

a. Balance Sheet Report for November 30, 2022

Operating Cash	\$731,005.14
Total Cash Reserve	\$1,316,076.11
Accounts Receivable	\$141,352.42
Other Assets	\$124,897.96
Pre-Paid Income Tax	\$1,097.00
Pre-Paid Insurance	\$2,600.00

November 30, 2022 Total Assets	\$2,317,028.63
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XI. Architectural Review Committee: No recommendations.

XII. Landscape Committee:

- a. Committee Membership**
- b. Annual Upper Tree Pruning**
- c. AAA Landscape – Pest Management Program Renewal**

XIII. 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 #24188 (Duty of Maintenance)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- d. ID #92340 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. ID #107745, #19001 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. ID #113049 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. ID #35521 (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 \$75 monthly fine and 30-day pool suspension until property is brought into compliance.
- i. ID #22989 (Unightly Materials)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. ID #92243 (ARC Violation)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. ID #20571, #90053 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

- l. ID #102775 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. ID #29232, #90067 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. ID #21154 (Inoperable Vehicle)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- o. ID #26914 (Street Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- p. ID #92243 (Flag Violation)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- q. Front Yard Lot Cleanup ‘Turnaway’ Fee**

XIV. Unfinished Business: None.

XV. New Business:

- a. Community Center Main Pool Heater #1 Replace**
- b. Community Center Shade Screen Replace**
- c. Approved Trash Removal Days Resolution**
- d. Transfer Fees**
- e. Management Contract Amendment**
- f. Resale Inspection & Fee Resolution**

XVI. Action-In-Lieu of Meeting

- a. Board Meeting Dates**
- b. Board Officer Titles**

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
December 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	Tim Weiler
	Treasurer	Connie DeLarge
	Director at Large	Fred Fisher
	Director at Large	Brandt Smith

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

IV. Approval of November 15, 2022 Executive Meeting Minutes:

V. Guests: None scheduled.

VI. Owner Requests & Legal Requests:

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

A. Late Fee Waiver Requests

B. Lot Cleanup Assessment Waiver Request

C. Foreclosure Requests

VII. Other:

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

A. Outstanding Violation Fines

B. Legal Updates

VIII. Adjourn