

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

January 17, 2023, 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:

- December 1, 2022 ARC
- December 5, 2022 Landscape
- December 7, 2022 Covenants
- December 15, 2022 ARC

VII. Approval of Minutes:

a. December 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: None.

X. Finance:

a. Balance Sheet Report for December 31, 2022

Operating Cash	\$648,798.75
Total Cash Reserve	\$1,338,155.79
Accounts Receivable	\$104,103.15
Other Assets	\$124,897.96
Pre-Paid Income Tax	\$1,097.00
Pre-Paid Insurance	\$2,600.00

December 31, 2022 Total Assets	\$2,219,652.65
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XI. Activities:

a. 2023 Easter Egg Hunt Event

XII. Architectural Review Committee: No recommendations.

XIII. Landscape Committee:

- a. Landscape Maintenance Contract**
- b. Irrigation Reroute – Parcel 28/Sonoran Winds**
- c. Irrigation Reroute – Parcel 51/Bobcat Pass Estates**
- d. Riprap Installation – Parcel 15c/The Villas (North perimeter)**

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 #92243, #92243 (ARC Violation)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. 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.
- d. ID #24188, #92340 (Duty of Maintenance)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- e. ID #107745 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. ID #19001, #113049 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. ID #35521 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. ID #20571 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. ID #22989, #109358 (Unightly Materials)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.

- j. **ID #21154 (Inoperable Vehicle)** – Recommendation of an extension until 02/01/2023.
- k. **ID #90067 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #26914 (Street Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. **ID #21114 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. **ID #20482 (Duty of Maintenance)** – Recommendation of an extension until 02/01/2023.
- o. **ID #117042 (Unightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

XV. Unfinished Business: None.

XVI. New Business:

- a. Saguaro Aquatics Swim Lessons
- b. Windmill Park Baseball Field Use Request
- c. Windmill Park Flagpole Replace
- d. Splash Pad Features Refresh
- e. Solar Batteries – Steel Banding Replace
- f. Community Center Trash Cans Enclosure Expansion & Walkway
- g. Insurance Policy Renewal

XVII. Action-In-Lieu of Meeting

- a. Splash Pad Area Artificial Turf Replacement

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
January 17, 2023 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 January 17, 2023 Executive Meeting Agenda:

IV. Approval of December 20, 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. Legal Requests

C. Write-Off Requests

VII. Other:

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

A. Outstanding Violation Fines

B. Short Term Rentals Enforcement

VIII. Adjourn