

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

February 21, 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:

- January 4, 2023 Covenants
- January 5, 2023 ARC
- January 9, 2023 Landscape
- January 19, 2023 ARC

VII. Approval of Minutes:

a. January 17, 2023 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. **Oversized Personal Vehicle Request (Driveway Parking)**
- b. **Recreational Vehicle Request (Driveway Parking)**
- c. **CRCA Event Sponsorship Request**

X. Finance:

a. Balance Sheet Report for January 31, 2023

Operating Cash	\$543,539.39
Total Cash Reserve	\$1,356,464.65
Accounts Receivable	\$78,322.14
Other Assets	\$119,382.96
Pre-Paid Income Tax	\$1,047.00
Pre-Paid Insurance	\$2,600.00

January 31, 2023 Total Assets	\$2,101,356.14
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XI. Architectural Review Committee:

- a. **Committee Member Appointment**

XII. Landscape Committee:

- a. **Common Area Granite Replenish**
- b. **Community Center Plant Removals**

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 #92243 (ARC Violation)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #55707 (ARC Violation)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. **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.
- e. **ID #24188, #92340 (Duty of Maintenance)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #107745, #19001 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #113049 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #35521, #20571 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.

- i. **ID #21114 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #117042 (Unightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #90067 (Trash Cans)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #26914 (Street Parking)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. **ID #20910 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. **ID #19001, #105294 (Inoperable Vehicle)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- o. **ID #105395 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- p. **ID #116301 (Business Use – Short Term Rental)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- q. **ID #18909 (Inoperable Vehicle)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- r. **ID #29319, #112750, #116881 (Trailer)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- s. **First Responder Flags**

XIV. Unfinished Business:

- a. **Short Term Rental Violation Enforcement**

XV. New Business:

- a. **2023 Pool Monitor Budget**
- b. **Office Computer Backup Batteries**
- c. **Windmill Park Office Remediation**
- d. **Community Center Banquet Tables**
- e. **Reserve Study Updates**

XVI. Action-In-Lieu of Meeting

- a. **Windmill Park Buildings Roof Refurbish**
- b. **ARC Appeal for Residential Perimeter Wall**

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
February 21, 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 February 21, 2023 Executive Meeting Agenda:

IV. Approval of January 17, 2023 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)(3) & (5).

A. ARC Violation Appeal

VII. Other:

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

A. Outstanding ARC Violation

VIII. Adjourn