

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Community Center

May 16, 2023, 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

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:

- April 3, 2023 Landscape
- April 5, 2023 Covenants
- April 6, 2023 ARC
- April 20, 2023 ARC

### VII. Approval of Minutes:

#### a. April 18, 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. Safflower Lane Private Drainage Easement Concerns
- b. Windmill Park Pull-Up Bars Request
- c. Pima County Wastewater Force Main Sewer Project Concerns

## **X. Finance:**

### **a. Balance Sheet Report for April 30, 2023**

Operating Cash	\$513,651.52
Total Cash Reserve	\$1,383,210.11
Accounts Receivable	\$45,312.72
Other Assets	\$119,382.96
Pre-Paid Income Tax	\$1,047.00
Pre-Paid Insurance	\$2,600.00

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April 30, 2023 Total Assets	\$2,065,204.31
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## **XI. Landscape Committee:**

- a. Sonoran Winds Park Trip Hazard
- b. Twin Peaks Road Tree Replacements

## **XII. Architectural Review Committee:**

- a. Design Guidelines Amendment – Flags & Flagpoles Section

## **XIII. Covenants Committee:**

- a. **ID #18132, #18132, #18132 (Duty of Maintenance)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- b. **ID #92340 (Duty of Maintenance)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #107745 (Duty of Maintenance)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #19001 (Duty of Maintenance)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #20571 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #26914 (Street Parking)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #19001 (Inoperable Vehicle)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #20859 (Holiday Decorations)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #105756 (Trailer Request)** – Recommendation to approve the owner’s request to store a trailer on and off at the home until 06/07/2023 due to the owner’s personal situation.

j. **New Committee Member Appointment**

**XIV. Unfinished Business:** None.

**XV. New Business:**

- a. **Windmill Pool Area Concrete Table Replace**
- b. **Additional Community Center Kitchen Circuits**
- c. **Security Camera System NVR Upgrade**

**XVI. Action-In-Lieu**

- a. **Community Center Tile Grout Clean & Seal Change**

**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  
May 16, 2023 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	Tim Weiler
	Treasurer	Connie DeLarge
	Director at Large	Fred Fisher
	Director at Large	Brandt Smith

**III. Approval of May 16, 2023 Executive Meeting Agenda:**

**IV. Approval of April 18, 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)(1)(3) & (5).

**A. Appeal of ARC Decision**

**B. Lot Clean Up Assessment Waiver Request**

**VII. Other:**

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

**i. Legal Update**

**VIII. Adjourn**