

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

July 18, 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:

- | | |
|--------------------------------------|--------------------------------------|
| ▪ May 1, 2023 Landscape | ▪ May 4, 2023 ARC |
| ▪ May 3, 2023 Covenants | ▪ May 18, 2023 ARC |
| ▪ June 1, 2023 ARC | ▪ June 7, 2023 Covenants |
| ▪ June 5, 2023 Landscape | ▪ June 22, 2023 Nominating Committee |
| ▪ June 29, 2023 Nominating Committee | |

VII. Approval of Minutes:

a. May 16, 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: none.

X. Finance:

a. Balance Sheet Report for May 31, 2023

Operating Cash	\$575,814.71
Total Cash Reserve	\$1,369,969.92
Accounts Receivable	\$119,572.00
Other Assets	\$119,382.96
Pre-Paid Income Tax	\$1,047.00
Pre-Paid Insurance	\$2,600.00

May 31, 2023 Total Assets	\$2,188,386.59
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b. Balance Sheet Report for June 30, 2023

Operating Cash	\$589,747.11
Total Cash Reserve	\$1,301,839.89
Accounts Receivable	\$86,627.11
Other Assets	\$119,382.96
Pre-Paid Income Tax	\$1,047.00
Pre-Paid Insurance	\$2,600.00

June 30, 2023 Total Assets	\$2,101,244.07
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c. 2023-2024 Annual Budget

XI. Nominating Committee: recommends the slate of candidates as follows: Rick Brown, Bill Cicala, Fred Fisher and Brandt Smith.

XII. Landscape Committee:

- a. AAA Landscape Maintenance Amendment**
- b. Marbella II Saguaro Replacement**
- c. Bobcat Pass Estates (Parcel 51) Riprap Replace**
- d. Irrigation 'Long Run' Correction**

XIII. Architectural Review Committee: no recommendations.

XIV. 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 #20571 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #19547 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #109357 (Holiday Decorations)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #21108 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #100492 (Trailer)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #106606 (Trailer)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #19403 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #19864 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #116881 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #18301 (Inoperable Vehicle)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

m. Covenants Policy Update – Short-Term Rental Violations

XV. Unfinished Business: None.

XVI. New Business:

- a. **Electronic Voting Services**
- b. **Marbella II Drainage Channel Maintenance**

XVII. Action-In-Lieu:

- a. **Parcel 51 (Bobcat Pass Estates) Irrigation & Power Sleeves Install**
- b. **Parcel 51 (Bobcat Pass Estates) Irrigation & Power Re-Connect**

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
July 18, 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 July 18, 2023 Executive Meeting Agenda:

IV. Approval of May 16, 2023 Executive Meeting Minutes:

V. 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. Ingress/Egress Easement Request

C. Private Drainage Easement Maintenance Request

D. Violation Fine Waiver Requests

E. Late Fee Waiver Requests

F. Foreclosure Requests

VI. Write Off Requests

This portion of the meeting will be closed pursuant to A.R.S. 33-1804(A)(3) & (4).

VII. Other:

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

i. Beehive/Swarm Policy

VIII. Adjourn