

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

August 15, 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:

- July 3, 2023 Landscape
- July 6, 2023 ARC
- July 12, 2023 Covenants
- July 20, 2023 ARC

VII. Approval of Minutes:

a. July 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. Windmill Park Library Box

X. Finance:

a. Balance Sheet Report for July 31, 2023

Operating Cash	\$484,424.03
Total Cash Reserve	\$1,324,131.65
Accounts Receivable	\$66,491.54
Other Assets	\$119,382.96
Pre-Paid Income Tax	\$1,047.00
Pre-Paid Insurance	\$2,600.00

July 31, 2023 Total Assets	\$1,998,077.18
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b. 2023-2024 Annual Budget

c. Discontinue Mailing of the *Windmill* Newsletter

XI. Slate of Candidates: Board meets August 25, 2023 at 5:00 P.M. to certify slate.

XII. Election Committee Appointment

XIII. Activities:

a. Dog Day at the Pool

b. 2023 Christmas Donation Drive

XIV. Landscape Committee: no recommendations.

XV. Architectural Review Committee: no recommendations.

XVI. Covenants Committee:

- a. ID #18132, #18132, #92340 (Duty of Maintenance)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- b. ID #20571 (Duty of Maintenance)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- c. ID #109357 (Holiday Decorations)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. ID #21108, #19403 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. ID #18301 (Inoperable Vehicle)** - Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

- f. **ID #19403 (Landscape Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #19658, #36552, #80903 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #117045, #21114 (Trailer)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #117045 (ARC)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #20656 (Fascia)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

XVII. Unfinished Business: none.

XVIII. New Business:

- a. **Windmill Park Ramada Roofs (2) Replace**
- b. **Windmill Park New Ramada Roofs Painting**
- c. **Windmill Park Ramada Lights Replace**
- d. **Windmill Park Pool and Building Water Shut Off Valve Repair**
- e. **Splash Pad Water Shut Off Valve Install**
- f. **The Villas Park Furniture Refurbish**

XIX. Management Report: Provided at meeting.

XX. Adjourn to Executive Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda
At the Community Center
August 15, 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 August 15, 2023 Executive Meeting Agenda:

IV. Approval of July 18, 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. Parcel 52C Denied ARC Appeal Request

B. Parcel 24A Common Area B Easement Request

C. Lot Clean Up Turn Away Assessment Waiver Request

D. Violation Fine Waiver Requests

E. Late Fee Waiver Requests

VI. Adjourn