

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

September 19, 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:

- August 2, 2023 Covenants
- August 3, 2023 ARC
- August 7, 2023 Landscape
- August 17, 2023 ARC

VII. Approval of Minutes:

- a. August 15, 2023 Board Meeting Minutes
- b. August 25, 2023 Slate of Candidates 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. Sunflower Treasurer Involvement with CRCA Budget
- b. Wildlife Warnings to Residents

X. Finance:

a. Balance Sheet Reports for Three Months Prior

	June 30, 2023	July 31, 2023	August 31, 2023
Operating Cash	\$589,747.11	\$484,424.03	\$297,673.82
Total Cash Reserve	\$1,301,839.89	\$1,324,131.65	\$1,347,165.63
Accounts Receivable	\$86,627.11	\$66,491.54	\$49,780.09
Total Other Assets	\$119,382.96	\$119,382.96	\$119,382.96
Pre-Paid Income Tax	\$1,047.00	\$1,047.00	\$1,047.00
Pre-Paid Insurance	\$2,600.00	\$2,600.00	\$2,600.00
TOTAL ASSETS	\$2,101,277.07	\$1,998,077.18	\$1,817,649.50

- b. Profit & Loss Review for Month Ending August 31, 2023
- c. Alliance Association Bank Special CD Rates (Reserves)

XI. Election Committee:

- a. Approval of Procedure for 2023 Election

XII. Landscape Committee:

- a. Committee Membership
- b. Selection of Turf for Winter Rye Overseed
- c. Twin Peaks Road Saguaro Arm Removal Off Wall
- d. Windmill Park Sport's Field (West Entrance) Boulders Install

XIII. Architectural Review Committee: no recommendations.

XIV. Covenants Committee:

- a. **ID #18132, #92340 (Duty of Maintenance)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- b. **ID #20656 (Fascia)** – Recommendation of \$25 monthly 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 #19658 (Unightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #19088, #19072, #20293 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #21065 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #25404, #18689, #85537, #24690 (Unightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

- h. **ID #90071 (ARC Violation)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #85537, #24225 (Landscape Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #29319, #19731, #40658 (Trailer)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.

XV. Unfinished Business:

- a. **The Villas Trash Can Enclosure Repaint**

XVI. New Business:

- a. **Management Contract Renewal**
- b. **Community Center Kiddie Pool Chlorinator Replace**
- c. **2023-2024 Late Fee Charge**
- d. **Splash Pad Surge Tank Replacement**

XVII. Action-in-Lieu of Meeting

- a. **Parcel 226-11-843D Access Easement Agreement**
- b. **2023-2024 Annual Budget**

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
September 19, 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 September 19, 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. Assessment Waiver Requests

B. Notice to 'Government Exempt' Property Owners

C. Hybrid Collections/Enforcement Account

D. Foreclosure Requests

E. Legal Updates

VI. Adjourn