

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Community Center

October 17, 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:**

- September 6, 2023 Covenants
- September 7, 2023 ARC
- September 21, 2023 ARC
- September Landscape – Meeting Canceled

### VII. Approval of Minutes:

#### **a. September 19, 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. Home Health Aid Loan Closet Request

## **X. Annual Meeting:**

Will be held on October 24, 2023 at 7 P.M. at the Coyote Trail Elementary School.

## **XI. Finance:**

- a. Balance Sheet Reports (Three Months Prior)

	July 31, 2023	August 31, 2023	September 30, 2023
Operating Cash	\$484,424.03	\$297,673.82	\$196,240.81
Total Cash Reserve	\$1,324,131.65	\$1,347,165.63	\$1,356,351.35
Accounts Receivable	\$66,491.54	\$49,780.09	\$41,539.34
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
<b>TOTAL ASSETS</b>	<b>\$1,998,077.18</b>	<b>\$1,817,649.50</b>	<b>\$1,717,161.46</b>

- b. Profit & Loss Review

## **XII. Landscape Committee:** no recommendations.

## **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 #109357 (Holiday Decorations) – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. ID #19658, #85537 (Unsightly Materials) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. ID #19088, #20571, #19072, #20293, #20656 (Duty of Maintenance) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. ID #110916, #106630, #105619, #20879, #105332, #119325, #102856 (Trash Cans) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. ID #25404, #18689, #85537, #24690, #28208 (Unsightly Materials) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. ID #21064 (ARC Violation) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. ID #85537, #24225 (Landscape Parking) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. ID #54632, #22989 (Inoperable Vehicle) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. ID #114571 (Trailer) – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.

- k. ID #101574, #24225 (Storage Pod) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

**I. Landscape Violation Lot Cleanup Contractor**

**XV. Unfinished Business:**

- a. Community Center Kiddie Pool Chlorinator Replace

**XVI. New Business:**

- a. Windmill Park Security Camera Replace

**XVII. Action-in-Lieu of Meeting**

- a. Reserves CDARS Account

**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  
October 17, 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 October 17, 2023 Executive Meeting Agenda:**

**IV. Approval of September 19, 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).

**A. Legal Updates**

- i. Federal Corporate Transparency Act (FYI)

**VII. Adjourn**