

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

November 21, 2023, at 6:45 P.M.

I. Call to Order

II. Roll Call

Director at Large
Director at Large
Director at Large
Director at Large
Director at Large
Director at Large
Director at Large

Peggy Bracken
Rick Brown
Bill Cicala
Connie DeLarge
Fred Fisher
Brandt Smith
Tim Weiler

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:

- October 2, 2023 Landscape
- October 4, 2023 Covenants
- October 5, 2023 ARC
- October 19, 2023 ARC

VII. Approval of Minutes:

a. October 17, 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. Pool Season Extension Requests
- b. CRCA Shredding Event
- c. Windmill Park Field Soccer Goals
- d. CRCA Community Yard Sale Banners

X. Finance:

a. Balance Sheet Reports (Three Months Prior)

	August 31, 2023	September 30, 2023	October 31, 2023
Operating Cash	\$297,673.82	\$196,240.81	\$459,684.55
Total Cash Reserve	\$1,347,165.63	\$1,356,351.35	\$1,383,409.29
Accounts Receivable	\$49,780.09	\$41,539.34	\$31,459.03
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	\$1,817,649.50	\$1,717,161.46	\$1,997,582.83

- b. Profit & Loss Review
- c. Annual Financial Audit

XI. Landscape Committee: no recommendations.

XII. Architectural Review Committee: no recommendations.

XIII. 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 \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #19658, #85537 (Unightly Materials)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #19088, #20571, #20293, #20656 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #19083 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #92340, #106716 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #105460, #116774, #20971, #49308, #83342 (Unightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #85537, #24225 (Landscape Parking)** – Recommendation of \$50 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 #116774 (Trailer)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #114922 (Landscape Maintenance)** – Recommendation of a \$25 fine, 30-day pool suspension and a \$100 lot clean up to be scheduled no sooner than 11/22/2023 if the property is not brought into compliance by 11/21/2023.

XIV. Unfinished Business:

- a. **Windmill Park Building Tile Grout Clean & Seal**

XV. New Business:

- a. **Management Staff End of Year Bonus**
- b. **Community Center Kiddie Pool Leak Repair**
- c. **Splash Pad Artificial Turf Replace**
- d. **Annual Termite Treatment Agreement Renewal**
- e. **Oasis Pool Service Annual Contract Renewal**

XVI. Management Report: Provided at meeting.

XVII. Adjourn to Executive Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda
At the Community Center
November 21, 2023 following the Board Meeting

I. Call to Order

II. Roll Call:	Director at Large	Peggy Bracken
	Director at Large	Rick Brown
	Director at Large	Bill Cicala
	Director at Large	Connie DeLarge
	Director at Large	Fred Fisher
	Director at Large	Brandt Smith
	Director at Large	Tim Weiler

III. Approval of November 21, 2023 Executive Meeting Agenda:

IV. Approval of October 17, 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. Parking Variance Request

B. Late Fee/Bank Fee Requests

VII. Other:

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

A. Enforcement of CC&R's

B. Sub-Associations Subject to Master Documents & Rules

VIII. Adjourn