

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

December 19, 2023, at 6:00 P.M.

I. Call to Order

II. Roll Call

President

Peggy Bracken

1st Vice-President

Bill Cicala

2nd Vice-President

Connie DeLarge

Secretary

Tim Weiler

Treasurer

Fred Fisher

Director at Large

Brandt Smith

Director at Large

vacancy

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:

- November 1, 2023 Covenants
- November 2, 2023 ARC
- November 6, 2023 Landscape
- November 16, 2023 ARC

VII. Approval of Minutes:

- a. November 21, 2023 Reorganization & Board Meeting Minutes

VIII. Candidates Review – Vacant Seat on CRCA Board of Directors

IX. 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.

X. Homeowner Requests: No requests submitted.

XI. Finance:

a. Balance Sheet Reports (Three Months Prior)

	September 30, 2023	October 31, 2023	November 30, 2023
Operating Cash	\$196,240.81	\$459,684.55	\$641,130.02
Total Cash Reserve	\$1,356,351.35	\$1,383,409.29	\$1,407,866.32
Accounts Receivable	\$41,539.34	\$31,459.03	\$133,322.94
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	\$1,717,161.46	\$1,997,582.83	\$2,305,349.24

b. Net Income Review

XII. Landscape Committee:

- a. Irrigation Valves – Replace
- b. Reserve Study Amendment – Irrigation Lines
- c. 2023-2024 AAA Landscape IPM Program – Renewal
- d. Coachline & Silverbell Turf Sprinkler Heads – Replace
- e. Irrigation Controllers – Locks Installation
- f. Reserve Study Amendment – Irrigation Controllers
- g. Rainbird Irrigation Controllers – 4G Upgrade

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 #92340, #106716, #20152, #10979, #117794, #18225, #19716 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #20571 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #20656, #19088, #20293 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #19658 (Unsightly Materials)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.

- f. **ID #85537 (Unsightly Materials)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #105460, #20971, #49308, #83342, #43961 (Unsightly 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 #105439, #105520 (Landscape Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #116774, #55724 (Trailer Parking)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #109357 (Holiday Decorations)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #21064 (ARC Violation)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. **ID #116811 (Overhead Encroachment)** – Recommendation of a \$25 fine, 30-day pool suspension and a lot clean up to be scheduled no sooner than 12/20/2023 if the property is not brought into compliance by 12/19/2023.
- n. **ID #108859 (Sidewalk Encroachment)** – Recommendation of a \$25 fine, 30-day pool suspension and a lot clean up to be scheduled no sooner than 12/20/2023 if the property is not brought into compliance by 12/19/2023.
- o. **Lot Clean Up Contractor Review**
- p. **New Committee Member Appointment**

XV. Unfinished Business:

- a. **Windmill Park (2) Ramada Roofs – Replace**
- b. **Windmill Park (2) Ramada Roofs – Repaint**
- c. **Windmill Park (2) Ramada Lights – Replace**

XVI. New Business:

- a. **Windmill Park Signage – Replace**

XVII. Management Report: Provided at meeting.

XVIII. Adjourn to Executive Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda
At the Community Center
December 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	Connie DeLarge
	Secretary	Tim Weiler
	Treasurer	Fred Fisher
	Director at Large	Brandt Smith
	Director at Large	<i>Vacancy</i>

III. Approval of December 19, 2023 Executive Meeting Agenda

IV. Approval of November 21, 2023 Special Executive & 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)(2)(3) & (5).

A. Covenants Violation Appeals

B. Lot Clean Up Turnaway Fee Waiver Requests

C. Late Fee Waiver Requests

D. Collection Accounts – Legal Requests

VII. Other:

This portion of the meeting will be closed pursuant to A.R.S. 33-1804(A)(1) & (3).

A. Goodman Law – Notice of Rates Increase

B. Board Member Resignation & Feedback

VIII. Adjourn