

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

January 16, 2024, 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

Clement DeLarge

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:

- December 4, 2023 Landscape
- December 6, 2023 Covenants
- December 7, 2023 ARC
- December 21, 2023 ARC

VII. Approval of Minutes:

a. December 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: No requests submitted.

X. Finance:

a. Balance Sheet Reports (Three Months Prior)

	October 31, 2023	November 30, 2023	December 31, 2023
Operating Cash	\$459,684.55	\$641,130.02	\$565,488.07
Total Cash Reserve	\$1,383,409.29	\$1,407,866.32	\$1,430,759.91
Accounts Receivable	\$31,459.03	\$133,322.94	\$87,912.28
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	\$1,997,582.83	\$2,305,349.24	\$2,207,190.22

b. Net Income Review

XI. Landscape Committee: no recommendations.

XII. Architectural Review Committee:

a. Design Guidelines Amendments to Sections: ‘Additions & Modifications’, ‘Accessory Buildings’, ‘Gazebos’, and ‘Guest Residence’

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 #20293 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. ID #92340, #20656, #106716, #19079 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. ID #20571 (Duty of Maintenance)** – Recommendation of \$25 weekly fine & 30-day pool suspension until the property is brought into compliance.
- e. ID #85537 (Unsightly Materials)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. ID #79308 (Unsightly Materials)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. ID #43961 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. ID #85537 (Landscape Parking)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. ID #19178 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

XIV. Unfinished Business:

- a. Pool Service Proposals

XV. New Business:

- a. Ad Hoc IT Committee
- b. Desert Traditions I Guard Rail Repaint (N. Ceremony Place)
- c. Community Center Main Pool Pump #1 Replace
- d. Community Center Banquet Chairs Replace
- e. Comcast Internet Agreements

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
January 16, 2024, 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	Clement DeLarge

III. Approval of January 16, 2024 Executive Meeting Agenda

IV. Approval of December 19, 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)(3) & (5).

A. ARC Decision Appeals

B. Late Fee Waiver Requests

VII. Other:

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

A. Beneficial Ownership Information Report

VIII. Adjourn