

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Community Center

February 20, 2024, at 6:00 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

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:

- January 3, 2024 Covenants
- January 4, 2024 ARC
- January 8, 2024 Landscape
- January 18, 2024 ARC
- January 25, 2024 Ad Hoc I.T.

### VII. Approval of Minutes:

#### a. January 16, 2024 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. Residential Wall Repair Request

## **X. Finance:**

### **a. Balance Sheet Reports (Three Months Prior)**

	<b>November 2023</b>	<b>December 2023</b>	<b>January 2024</b>
<b>Operating Cash</b>	\$641,130.02	\$565,488.07	\$483,966.21
<b>Total Cash Reserve</b>	\$1,407,866.32	\$1,430,759.91	\$1,441,654.10
<b>Accounts Receivable</b>	\$133,322.94	\$87,912.28	\$67,434.61
<b>Total Other Assets</b>	\$119,382.96	\$119,382.96	\$113,867.96*
<b>Pre-Paid Income Tax</b>	\$1,047.00	\$1,047.00	\$1,047.00
<b>Pre-Paid Insurance</b>	\$2,600.00	\$2,600.00	\$2,600.00
<b>TOTAL ASSETS</b>	<b>\$2,305,349.24</b>	<b>\$2,207,190.22</b>	<b>\$2,109,874.88</b>

*\*Due to year end accumulated depreciation expense increase*

### **b. Net Income Review**

### **c. Tax Election Resolution for 2024 Tax Returns**

### **d. 2024 Pool Monitor Budget**

## **XI. Ad Hoc I.T. Committee:**

### **a. Reliable IT Solutions Managed Service Renewal**

### **b. Reserve Study Amendment**

## **XII. Landscape Committee:**

### **a. Windmill Park Walkway Bridge Lawn Drain**

### **b. Silverbell Turf Sprinkler Heads Upgrade**

## **XIII. Architectural Review Committee:**

### **a. Design Guidelines Amendment – ‘Additions & Modifications’:**

## **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 #20293, #20656 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.

**c. ID #106716, #49308, #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 #43961 (Unsightly Materials)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.

**f. ID #20152 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

**g. ID #18080 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

- h. **ID #115057 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #103089 (Temporary Storage Request)** – Recommendation to allow temporary storage of business materials at the property for two months.
- j. **ID #34483 (Landscape Maintenance)** – Recommendation of a one-time \$25 fine, a 30-day pool suspension, and a lot clean up in the amount of \$100.00 to be scheduled no sooner than 2/21/2024.
- k. **Additional Bulk Item Pick-Up Day**

**XV. Unfinished Business:**

- a. **Pool Service Proposals**
- b. **Community Center Main Pool Pump #1 Replace**

**XVI. New Business:**

- a. **Saguaro Aquatics Swim Lessons**
- b. **Insurance Policy Renewal**
- c. **Splash Pad Deck Repaint**
- d. **Splash Pad Fencing Partial Replace**
- e. **Community Center Kiddie Pool Resurface**
- f. **Community Center Building Interior Repaint**
- g. **Community Center Kiddie Pool Fence Repaint**
- h. **Community Center HVAC #1 Replace**
- i. **Community Center Asphalt Repave & Curbing Replace**
- j. **Phobos Park Asphalt Repair & Reseal**
- k. **Windmill Park Pool Heaters Replace**

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

- a. **2023-2024 Annual Upper Tree Pruning**

**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  
February 20, 2024, 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	Connie DeLarge
	Secretary	Tim Weiler
	Treasurer	Fred Fisher
	Director at Large	Brandt Smith
	Director at Large	Clement DeLarge

**III. Approval of February 20, 2024 Executive Meeting Agenda**

**IV. Approval of January 16, 2024 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. Violation Fine Waiver Requests**

**B. Late Fee Waiver Requests**

**C. Foreclosure Requests**

**D. Write-Off Requests**

**VII. Other:**

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

**A. Easement Agreement**

**B. Membership Vote Request**

**VIII. Adjourn**