

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

March 26, 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:

- February 1, 2024 ARC
- February 5, 2024 Landscape
- February 7, 2024 Covenants
- February 15, 2024 ARC

VII. Approval of Minutes:

a. February 20, 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: No requests submitted.

X. Activities:

- a. **Easter Egg Hunt** – Saturday, March 30th 10am to 1pm

XI. Finance:

a. Balance Sheet Reports (Three Months Prior)

	December 2023	January 2024	February 2024
Operating Cash	\$565,488.07	\$483,966.21	\$365,499.41
Total Cash Reserve	\$1,430,759.91	\$1,441,654.10	\$1,463,363.22
Accounts Receivable	\$87,912.28	\$67,434.61	\$52,790.31
Total Other Assets	\$119,382.96	\$113,867.96*	\$113,867.96
Pre-Paid Income Tax	\$1,047.00	\$1,047.00	\$352.00*8888
Pre-Paid Insurance	\$2,600.00	\$2,600.00	\$2,600.00
TOTAL ASSETS	\$2,207,190.22	\$2,109,874.88	\$2,305,349.24

b. Net Income Review

c. Maturing CD Accounts

XII. Ad Hoc I.T. Committee: No recommendations.

XIII. Landscape Committee:

a. Silverbell Turf Sprinkler Heads Upgrade

XIV. Architectural Review Committee:

- a. Design Guidelines Amendments to Sections:** *Requirements for Applications (pg. 5), Exterior Building Materials (pg. 11), Gates (pg. 11), Ground Cover (pg. 14), Storage Sheds (pg. 17)*

XV. Covenants Committee:

- a. ID #18132 (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 \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. ID #106716 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. ID #20571 (Duty of Maintenance)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- e. ID #19079 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. ID #20152 (Duty of Maintenance)** – Recommendation of an extension until May 1, 2024.
- g. ID #49308 (Unsightly Materials)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. ID #43961 (Unsightly Materials)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.

- i. **ID #115057 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #20059 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #20059 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #20059 (Landscape Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. **ID #119231 (Temporary Storage Request)** – Recommendation to allow a temporary storage pod at the property for two months.
- n. **Covenants Policy Amendment**

XVI. Unfinished Business:

- a. **Splash Pad Deck Repaint**

XVII. New Business:

- a. **2024 Windmill Pool Season Closure Date**
- b. **Community Center Pole Light Replace**
- c. **Desert Sage Monument Light Electrical Work**

XVIII. Action-In-Lieu of Meeting

- a. **Windmill Pool Heaters Replace**
- b. **Splash Pad Surge Tank Replace – Change Order**

XIX. Management Report: Provided at meeting.

XX. Adjourn to Executive Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda
At the Community Center
March 26, 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 March 26, 2024, Executive Meeting Agenda

IV. Approval of February 20, 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. Payment Plan Requests

B. Write-Off Requests

C. Foreclosure Requests

VII. Adjourn