

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

April 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:

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:

- March 4, 2024 Landscape
- March 6, 2024 Covenants
- March 7, 2024 ARC
- March 20, 2024 Ad Hoc I.T.
- March 21, 2024 ARC

VII. Approval of Minutes:

a. March 26, 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. WAPA Dust Control Request

- X. Finance:**
 - a. Balance Sheet Reports (Three Months Prior)

	January 2024	February 2024	March 2024
Operating Cash	\$483,966.21	\$365,499.41	\$221,680.08
Total Cash Reserve	\$1,441,654.10	\$1,463,363.22	\$1,467,314.16
Accounts Receivable	\$67,434.61	\$52,790.31	\$47,777.80
Total Other Assets	\$113,867.96*	\$113,867.96	\$113,867.96
Pre-Paid Income Tax	\$1,047.00	\$352.00	\$352.00
Pre-Paid Insurance	\$2,600.00	\$2,600.00	\$2,600.00
TOTAL ASSETS	\$2,109,874.88	\$2,305,349.24	\$1,853,592.00

- b. Net Income Review (Year to Date)

- XI. Activities:**
 - a. Community Yard Sale, April 20th from 7am to 2pm
 - b. Marana Dumpsters, April 27th from 10am to 1pm

- XII. Ad Hoc I.T. Committee:**
 - a. Security Camera & Alarm Monitoring Upgrade
 - b. Pool Key Access Control System Upgrade
 - c. Network Attached Storage Conversion
 - d. Ad Hoc I.T. Committee Discharge

- XIII. Landscape Committee:**
 - a. Committee Feedback – Turf at Silverbell Main Monuments
 - b. Coachline Tree Installments

- XIV. Architectural Review Committee:**
 - a. New Committee Member Appointment
 - b. Design Guidelines Amendments:

- 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 #20571 (Duty of Maintenance) – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
 - d. ID #19079 (Duty of Maintenance) – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.

- e. **ID #49308 (Unightly Materials)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #115057, #20059 (Unightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #20059 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #20059 (Landscape Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #120045, #24090, #22115, #84460 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #49308, #52524, #116108, #106724 (Holiday Decorations)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #70449, #25713 (Unightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #70449, #22989 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. **ID #24225 (Inoperable Vehicle)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. **ID #54638 (Landscape Maintenance)** – Recommendation of a one-time \$25 fine, 30-day pool suspension and cost of debris removal, which will be scheduled no sooner than April 17, 2024, if the property is not brought into compliance by April 16, 2024.
- o. **ID #119231 (Trailer Parking Request)** – Recommendation to deny the request that a trailer be kept on the property.
- p. **ID #21174 (Storage Pod Request)** - Recommendation to allow a storage pod on the property for two months.

XVI. Unfinished Business: No unfinished business.

XVII. New Business:

- a. **Appoint Nominating Committee**
- b. **Tucson Food Truck Roundup Request**
- c. **Playground Rules Signs**
- d. **Community Dumpsters**

XVIII. Action-In-Lieu of Meeting

- a. **Windmill Park Concrete Repairs**

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
April 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 April 16, 2024, Executive Meeting Agenda

IV. Approval of March 26, 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)(3) & (5).

A. Lot Clean Up Turn-Away Assessment Waiver Requests

VII. Other:

This portion of the meeting will be closed pursuant to A.R.S. 33-1804(A)(1)(2)&(3).

A. Violation Enforcement Options

VIII. Adjourn