

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center
May 21, 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:

- April 1, 2024 Landscape
- April 3, 2024 Covenants
- April 4, 2024 ARC
- April 18, 2024 ARC

VII. Approval of Minutes:

a. April 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. Little Rainbow Therapy - Aquatic Occupational Therapy

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

	February 2024	March 2024	April 2024
Operating Cash	\$365,499.41	\$221,680.08	\$508,120.48
Total Cash Reserve	\$1,463,363.22	\$1,467,314.16	\$1,439,985.70
Accounts Receivable	\$52,790.31	\$47,777.80	\$40,411.11
Total Other Assets	\$113,867.96	\$113,867.96	\$113,867.96
Pre-Paid Income Tax	\$352.00	\$352.00	\$352.00
Pre-Paid Insurance	\$2,600.00	\$2,600.00	\$2,600.00
TOTAL ASSETS	\$2,305,349.24	\$1,853,592.00	\$2,105,337.25

- b. Net Income Review (Year to Date)
- c. Maturing CD Account – Vantage West

- XI. Landscape Committee:**
 - a. Rivers Edge Decomposed Granite Replenish
 - b. Saguaro Removal

- XII. 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 (Duty of Maintenance) – Recommendation of \$25 weekly fine & 30-day pool suspension until the property is brought into compliance.
 - c. ID #20571 (Duty of Maintenance) – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
 - d. ID #120045, #24090 (Duty of Maintenance) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
 - e. ID #49308 (Unightly Materials) – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
 - f. ID #115057, #70449 (Unightly Materials) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
 - g. ID #70449, 22989 (Trash Cans) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
 - h. ID #19682, #105520 (Duty of Maintenance) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
 - i. ID #17985, #83350 (Unightly Materials) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
 - j. ID #25278, #19547, #116303 (Trash Cans) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

- k. **ID #5115011 (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 May 22, 2024, if the property is not brought into compliance by May 21, 2024.

XIII. Unfinished Business:

- a. **Appoint Nominating Committee**

XIV. New Business:

- a. **HVAC Annual Maintenance Plan Renewal**
- b. **Windmill Pool Area Plumbing Repairs**

XV. Action-In-Lieu of Meeting

- a. **Splash Pad Equipment Replace**

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
May 21, 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 May 21, 2024, Executive Meeting Agenda

IV. Approval of April 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. Street Parking Requests

B. Fine Waiver Requests

C. Lot Clean Up Assessment Waiver Requests

D. Late Fee Waiver Requests

E. Foreclosure Requests

F. Write Off Requests

VII. Adjourn