

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center
June 18, 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:

VII. Approval of Minutes:

a. May 21, 2024 Board Meeting Minutes

- May 1, 2024 Covenants
- May 2, 2024 ARC
- May 6, 2024 Landscape
- May 16, 2024 ARC

VIII. Homeowner Forum: Participation numbers are found on the table next to the sign-in sheets.

BOD reads: *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. **Community Center Acoustics Request**

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

	March 2024	April 2024	May 2024
Operating Cash	\$221,680.08	\$508,120.48	\$676,152.65
Total Cash Reserve	\$1,467,314.16	\$1,439,985.70	\$1,417,349.55
Accounts Receivable	\$47,777.80	\$40,411.11	\$112,531.37
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	\$1,853,592.00	\$2,105,337.25	\$2,322,853.53

- b. **Net Income Review**

	Net Income	Budget Variance (Actuals – Budget)	Favorable / Unfavorable
YTD (FYE 10.31.2024)	\$842,766.71	\$165,597.90	Favorable variance

- c. **2024-2025 Annual Budget**

XI. Architectural Committee: no recommendations.

XII. Landscape Committee: no recommendations.

XIII. 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 #20571 (Duty of Maintenance)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #19682, #105520 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #49308 (Unightly Materials)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #70449 (Unightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #70449, #22989, #19547, #116306 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #20174 (Inoperable Vehicle)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #120463 (Architectural Approval)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #20732, #10947 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

- j. **ID #109830 (Unsightly Material)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #109461, #21065 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #81915, #98438, #83055 (Trailer Parking)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- m. **ID #22989, #23033 (Landscape Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. **ID #25773 (Landscape Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

XIV. Unfinished Business: no unfinished business.

XV. New Business: no new business.

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
June 18, 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 June 18, 2024, Executive Meeting Agenda

IV. Approval of May 21, 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. Late Fee Waiver Requests

B. Foreclosure Requests

VII. Other

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

A. Threat of Litigation

B. Attorney Departure

C. Foreclosure Memorandum

VIII. Adjourn