

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Community Center

August 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:

*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. July 23, 2024 Board Meeting Minutes**

- July 1, 2024 Landscape
- July 10, 2024 Covenants
- July 11, 2024 ARC
- July 25, 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. Dog Park

**X. Finance:**

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

	May 2024	June 2024	July 2024
Operating Cash	\$676,152.65	\$678,934.61	\$592,364.10
Total Cash Reserve	\$1,417,349.55	\$1,352,462.61	\$1,375,130.19
Accounts Receivable	\$112,531.37	\$73,955.85	\$52,194.14
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
<b>TOTAL ASSETS</b>	<b>\$2,322,853.53</b>	<b>\$2,222,173.03</b>	<b>\$2,136,508.</b>

**b. Net Income Review**

	Net Income	Budget Variance (Actuals – Budget)	Favorable / Unfavorable
YTD (FYE 10.31.2024)	\$609,828.53	\$191,943.01	Favorable variance

**XI. Architectural Committee:** no recommendations.

**XII. Landscape Committee:** no recommendations.

**XIII. Slate of Candidates:** Board meets August 23, 2024 at 5:00 P.M. to certify slate.

**XIV. Election Committee Appointment:**

**XV. Activities:**

- a. Dog Day at the Pool
- b. 2024 Christmas Donation Drive

**XVI. Covenants Committee:**

- a. ID #18132 (Duty of Maintenance) – Recommendation of extension until 9/4/2024.
- b. ID #20571 (Duty of Maintenance) – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- c. ID #105520 (Duty of Maintenance) – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. ID #70449 (Unsightly Materials) – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. ID #70449 (Trash Cans) – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. ID #83055 (Trailer Parking) – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.

- g. **ID #20174 (Inoperable Vehicle)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #22989 (Landscape Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension plus to approve the cost associated to have BCL Landscaping services remove the Desert Broom. Unanimously approved.
- i. **ID #120463 (Architectural Approval)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

**XVII. Unfinished Business:** no unfinished business.

**XVIII. New Business:**

- a. Political signs

**XIX. Management Report:**

**XX. Adjourn to Executive Session**

**Continental Ranch Community Association**  
**Board of Directors EXECUTIVE BOARD MEETING Agenda**  
At the Community Center  
August 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 August 20, 2024, Executive Meeting Agenda**

**IV. Approval of July 23, 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. Fee Waiver Request**

**B. Covenant Violation Extension Request**

**VII. Adjourn**