

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

September 17, 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:

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

VII. Approval of Minutes:

- a. **August 20, 2024 Board Meeting Minutes**
- b. **August 23, 2024 Special Board Meeting Minutes**

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: no requests

X. Finance:

a. Balance Sheet Reports (Three Months Prior)

| | June 2024 | July 2024 | August 2024 |
|----------------------------|-----------------------|-----------------------|-----------------------|
| Operating Cash | \$678,934.61 | \$592,364.10 | \$447,454.13 |
| Total Cash Reserve | \$1,352,462.61 | \$1,375,130.19 | \$1,399,860.43 |
| Accounts Receivable | \$73,955.85 | \$52,194.14 | \$40,088.87 |
| 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 | \$2,222,173.03 | \$2,136,508.39 | \$2,004,223.39 |

b. Net Income Review

| | Net Income | Budget Variance (Actuals – Budget) | Favorable / Unfavorable |
|-----------------------------|-------------------|---|------------------------------------|
| YTD (FYE 10.31.2024) | \$470,049.73 | \$181,564.23 | Favorable variance |

XI. Architectural Committee: no recommendations.

XII. Landscape Committee:

- a. Pocket Parks, Monument and Windmill Park Overseed
- b. Erosion at Idle Wild/Long Creek
- c. Stump Grinding
- d. Valve Replacement Blandford/Coachline

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 \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #70449 (Unsightly Materials)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #70449 (Trash Cans)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #83055 (Trailer Parking)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #20174 (Inoperable Vehicle)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #22989 (Landscape Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #120463 (Architectural Denial)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #21986 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

XIV. Unfinished Business:

- a. Dog Park Status Update
- b. Political Signs

XV. New Business:

- a. Parcel 226-20-030B purchase
- b. Community Center Water Fountain
- c. Word Press Website File Naming
- d. Community Center Reservation Fees
- e. Election Committee Procedure

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
September 17, 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 September 17, 2024, Executive Meeting Agenda

IV. Approval of August 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)(3) & (5).

A. Fee Waiver Request

B. Attorney Status

VII. Adjourn