

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

October 15, 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: Howard Weinberg - HOAMS

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. **September 17, 2024 Board Meeting Minutes**

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

IX. Homeowner Requests: no requests

X. Finance:

a. Balance Sheet Reports (Three Months Prior)

	July 2024	August 2024	September 2024
Operating Cash	\$592,364.10	\$447,454.13	\$350,567.13
Total Cash Reserve	\$1,375,130.19	\$1,399,860.43	\$1,411,480.89
Accounts Receivable	\$52,194.14	\$40,088.87	\$37,952.87
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	\$2,136,508.39	\$2,004,223.39	\$1,916,820.85

b. Net Income Review

	Net Income	Budget Variance (Actuals – Budget)	Favorable / Unfavorable
YTD (FYE 10.31.2024)	\$361,909.37	\$204,907.23	Favorable variance

XI. Architectural Committee: no recommendations.

XII. Landscape Committee:

- a. Tree/Stump Grinding
- b. Sierra Pointe Monument Desert Planting

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 (Unightly Materials)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #70449 (Trash Cans)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #83055 (Trailer Parking)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #22989 (Landscape Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #120463 (Architectural Denial)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #83352 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #116774 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #18249 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

- k. ID #21130 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. ID #100492 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. ID #100492 (Trailer Parking)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- n. ID #44090 (Trailer Parking)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- o. ID #20612 (Landscape Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- p. ID #20991 (Landscape Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance. The committee also requested a quote from AAA to remove the dead tree.
- q. ID #118514 (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**

XV. New Business:

- a. Management Contract**
- b. Action in lieu**
- c. Termite agreement**
- d. Oasis Contract**
- e. Mini Split Replacement**

XVI. Management Report

XVII. Adjourn to Executive Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda
At the Community Center
October 15, 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 October 15, 2024, Executive Meeting Agenda

IV. Approval of September 17, 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

VII. Adjourn