

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

November 19, 2024, at 6:05 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:

- October 2, 2024 Covenants
- October 3, 2024 ARC
- October 7, 2024 Landscape
- October 17, 2024 ARC

VII. Approval of Minutes:

- a. **October 15, 2024 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)

	August 2024	September 2024	October 2024
Operating Cash	\$447,454.13	\$350,567.13	\$655,904.59
Total Cash Reserve	\$1,399,860.43	\$1,411,480.89	\$1,434,236.91
Accounts Receivable	\$40,088.87	\$37,952.87	\$30,083.67
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	\$2,004,223.39	\$1,916,820.85	\$2,237,045.13

b. Net Income Review

	Net Income	Budget Variance (Actuals – Budget)	Favorable / Unfavorable
YTD (FYE 10.31.2024)	\$216,132.00	\$194,029.88	Favorable variance

XI. Architectural Committee: no recommendations.

XII. Landscape Committee:

a. Tucson Water turf rebate program – Committee discussed the rebate program in detail. Committee recommended all areas measured by Tucson Water, except Veridian pocket park, be recommended to the Board for the Desert Landscape Rebate Program.

XIII. Covenants Committee: no recommendations

XIV. Unfinished Business:

- a. Dog Park Status Update**
- b. Management Contract**

XV. New Business:

- a. Annual Financial Audit**
- b. New Committee Member Appointment**
- c. Management Staff End of Year Bonus**
- d. Sovereign Electric Conduit Repair**
- e. Sovereign Electric Light Pole LED Head Replacement**
- f. Corporate Transparency Act**
- g. Office Water System**

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
November 19, 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 October 15, 2024, Executive Meeting Minutes
Approval of October 22, 2024, Special 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).

- A. Fee Waiver Request**
 - i. ID # 20840

VII. Adjourn