

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center
December 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:

- November 4, 2024 Landscape
- November 7, 2024 ARC
- November 21, 2024 ARC

VII. Approval of Minutes:

- November 19, 2024 Board Meeting Minutes**
- November 19, 2024 Organizational 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)

	September 2024	October 2024	November 2024
Operating Cash	\$350,567.13	\$655,904.59	\$815,579.54
Total Cash Reserve	\$1,411,480.89	\$1,434,236.91	\$1,459,259.75
Accounts Receivable	\$37,952.87	\$30,083.67	\$145,054.60
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	\$1,916,820.85	\$2,237,045.13	\$2,536,713.85

b. Net Income Review

	Net Income	Budget Variance (Actuals – Budget)	Favorable / Unfavorable
YTD (FYE 10.31.2025)	\$748,848.45	\$33,666.18	Favorable variance

XI. Architectural Committee: no recommendations.

XII. Landscape Committee:

- a. **AAA Landscape renewal contract** - Committee recommends accepting the AAA Landscape renewal contract with the wording change to include “through” on Schedule A.
- b. **AAA Landscape IPM contract** - Committee recommends accepting the AAA Landscape IPM proposal.
- c. **AAA Landscape Twin Peaks valve replacement proposal** – Committee recommends accepting the AAA Landscape Twin Peaks valve replacement proposal.

XIII. Covenants Committee:

- a. **ID #83352, ID #116774, ID #101618, ID #29300, ID #20622, ID #105981, ID #114998, ID #18612, ID #109757, ID #19682 (Duty of Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. **ID #20571 (Duty of Maintenance)** - recommendation of \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- c. **ID #120463 (Architectural Approval)** - recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- d. **ID #19786, ID #71568, ID #27090, ID #23033 (Landscape Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- e. **ID #107834, ID #105756 (Trailer Parking)** - recommendation of \$75 weekly fine & 30-day pool suspension until property is brought into compliance.
- f. **ID #120652 (Boat Parking)** - recommendation of \$75 weekly fine & 30-day pool suspension until property is brought into compliance.

- g. **ID #117042 (Landscape Parking)** - recommendation of \$25 weekly fine & 30-day pool suspension until property is brought into compliance.
- h. **ID #19856 (Architectural Approval)** - recommendation of \$25 weekly fine & 30-day pool suspension until property is brought into compliance.

XIV. Unfinished Business: None

XV. New Business: None

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
December 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 December 17, 2024, Executive Meeting Agenda

IV. Approval of November 19, 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 Recommendations

VII. Adjourn