

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Windmill Park Conference Room

January 21, 2025, at 5:45 P.M.

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. Guests: Todd Lundering – CPA

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.

§ December 4, 2024 Covenants

§ December 5, 2024 ARC

§ December 9, 2024 Landscape

§ December 19, 2024 ARC

VII. Approval of Minutes:

- a. December 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)

	October 2024	November 2024	December 2024
Operating Cash	\$655,904.59	\$815,579.54	\$755,566.54
Total Cash Reserve	\$1,434,236.91	\$1,459,259.75	\$1,484,899.20

Accounts Receivable	\$30,083.67	\$145,054.60	\$100,210.98
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	\$2,237,045.13	\$2,536,713.85	\$2,457,496.68

b. Net Income Review

	Net Income	Budget Variance (Actuals – Budget)	Favorable / Unfavorable
YTD (FYE 10.31.2025)	\$629,506.07	\$47,354.47	Favorable variance

XI. Architectural Committee: no recommendations.

XII. Landscape Committee:

- a. **Tucson Water Turf Rebate program** - Committee recommends putting aside the Tucson Water Turf Rebate program and look for alternative ways to save money and water usage, present their findings at the Board Meeting on Tuesday, January 21, 2025 and hold the Board meeting at the Windmill Park conference room to utilize the TV to display the documents.
- b. **Brijer Resources Annual Tree Trimming Proposal** - Committee recommends accepting the Brijer Resources Annual Tree Trimming Proposal for 2025 NTE: \$25,000.
- c. **Dog Park Proposal** – Committee recommends to the Board that the Landscape Committee move forward in discussion, including obtaining any necessary quotes or information for a potential dog park at Continental Ranch.

XIII. Covenants Committee:

section emailed

- a. **ID #83352, ID #116774, ID #18612, ID #109757, ID #19682 (Duty of Maintenance)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. **ID #29300, ID #20622, ID #105981, ID #114993, ID #18612, ID #109757, ID #19682, ID #17883, ID # 113050, ID #105620 (Duty of Maintenance)** recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- c. **ID #20571 (Duty of Maintenance)** - recommendation of \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- d. **ID #120463 (Architectural Approval)** - recommendation of \$100 monthly fine & 30-day pool suspension until property is brought into compliance.
- e. **ID #19786, ID #23033 (Landscape Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- f. **ID #107834, ID #105756 (Trailer Parking)** - recommendation of \$75 weekly fine & 30-day pool suspension until property is brought into compliance.
- g. **ID #120652 (Boat Parking)** - recommendation of \$75 weekly fine & 30-day pool suspension until property is brought into compliance.

- h. **ID #117042 (Landscape Parking)** - recommendation of \$25 weekly fine & 30-day pool suspension until property is brought into compliance.
- i. **ID #29300, ID #113049 (Trash Cans)** - recommendation of \$25 weekly fine & 30-day pool suspension until property is brought into compliance.

XIV. Unfinished Business: None

XV. New Business:

- a. **Landscape Violation Lot Cleanup Contractor - Eunique Desert Landscaping**
- a. **Board Meeting iPad Quote**
- b. **IT Contract renewal – Reliable IT Solutions**
- c. **Little League Field Use Application**
- d. **Windmill Park Office Computer Upgrades**

XVI. Management Report:

XVII. Adjourn to Executive Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda

At the Windmill Park Office Conference Room
January 21, 2025, 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 January 21, 2025, Executive Meeting Agenda

IV. Approval of December 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. Write-off Request

i. ID # 20026

B. Attorney Recommendations

i. ID # 92237

VII. Adjourn