

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Windmill Park Conference Room

April 15, 2025, at 6:00 P.M.

### I. Call to Order

### II. Roll Call

President

Peggy Bracken

1<sup>st</sup> Vice-President

Bill Cicala

2<sup>nd</sup> Vice-President

Connie DeLarge

Secretary

Tim Weiler

Treasurer

Fred Fisher

Director at Large

Brandt Smith

Director at Large

Clement DeLarge

### III. Guests: None

### 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:

- March 3, 2025 Landscape
- March 5, 2025 Covenants
- March 6, 2025 ARC
- March 20, 2025 ARC

### VII. Approval of Minutes:

- a. March 18, 2025 Board Meeting Minutes

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

### IX. Homeowner Requests:

- a. ID# 107857 – ARC Appeal

## **X. Finance:**

### **a. Balance Sheet Reports (Three Months Prior)**

	<b>January 2025</b>	<b>February 2025</b>	<b>March 2025</b>
<b>Operating Cash</b>	\$633,901.40	\$498,190.85	\$393,311.67
<b>Total Cash Reserve</b>	\$1,514,434.04	\$1,543,643.55	\$1,556,040.93
<b>Accounts Receivable</b>	\$76,897.27	\$65,050.00	\$55,607.29
<b>Total Other Assets</b>	\$108,352.96	\$108,352.96	\$108,352.96
<b>Pre-Paid Income Tax</b>	\$352.00	\$352.00	\$352.00
<b>Pre-Paid Insurance</b>	\$2,600.00	\$2,600.00	\$2,600.00
<b>TOTAL ASSETS</b>	<b>\$2,336,537.67</b>	<b>\$2,218,189.36</b>	<b>\$2,116,264.85</b>

### **b. Net Income Review**

	<b>Net Income</b>	<b>Budget Variance (Actuals – Budget)</b>	<b>Favorable / Unfavorable</b>
<b>YTD (FYE 10.31.2025)</b>	\$239,355.13	\$93,262.08	Favorable variance

## **XI. Activities:**

- a. Community Yard Sale**, April 19<sup>th</sup> from 7am to 2pm
- b. Waste Management Bulk item pickup**, April 26<sup>th</sup> at 6am
- c. Waste Management Dumpster Event**, May 3<sup>rd</sup> and 4<sup>th</sup> starting at 9am

## **XII. Architectural Committee: Design Guidelines Amendments:** no recommendations

## **XIII. Landscape Committee:**

- a. Palm Tree Injections at Windmill Park** - Committee recommends injecting the Windmill Park palm trees by AAA Landscape NTE: \$540.00.
- b. Water Buffalo for Coachline Irrigation** - Committee recommends use of a Water Buffalo by AAA Landscape to water the area serviced by the broken backflow (Tucson Water responsibility) on Silver Sand and Coachline UFN NTE: \$1000.00/month and rebilled to Tucson Water via the insurance claim.
- c. ADHOC Dog Park Committee** - Committee recommends appointing Patti Gloy as the chair of this committee and will report back to the Landscape Committee with monthly updates.

## **XIV. Covenants Committee:**

- a. ID #27090, ID #120100, ID #21166, ID #25404, ID #17727, ID #19389, ID #24225 (Duty of Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. ID #20597, ID #115059, ID #101722, ID #83033, ID #109830, ID #101719, ID #19682 (Duty of Maintenance)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- c. ID #20622, ID #114993 (Duty of Maintenance)** - recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.

- d. **ID #107857 Architectural Approval)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- e. **ID #116774 Architectural Approval)** - recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- f. **ID #105620 (Unsightly Materials)** recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- g. **ID #24225 (Inoperable Vehicle)** recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- h. **ID #20571 (Duty of Maintenance)** - recommendation of \$100 monthly fine & 30-day pool suspension until property is brought into compliance.
- i. **ID #23033 (Landscape Maintenance)** - recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.

**XV. Unfinished Business:**

- a. Office interior lighting replacement

**XVI. New Business:**

- a. Appoint Nominating Committee
- b. Community Center parking lot pavement seal
- c. Temporary Fencing surrounding common area at Stonebrook/Chesapeake
- d. Community Center Chairs

**XVII. Management Report**

**XVIII. Adjourn to Executive Session if necessary**