

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Windmill Park Conference Room

June 17, 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:

- May 1, 2025 ARC
- May 5, 2025 Landscape
- May 7, 2025 Covenants
- May 15, 2025 ARC

### VII. Approval of Minutes:

- a. May 20, 2025 Board Meeting Minutes

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

### IX. Homeowner Requests: None

## **X. Finance:**

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

	<b>March 2025</b>	<b>April 2025</b>	<b>May 2025</b>
<b>Operating Cash</b>	\$393,311.67	\$694,569.98	\$835,739.30
<b>Total Cash Reserve</b>	\$1,556,040.93	\$1,581,171.52	\$1,600,899.99
<b>Accounts Receivable</b>	\$55,607.29	\$45,984.21	\$129,442.11
<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>\$2,116,264.85</b>	<b>\$2,433,030.67</b>	<b>\$2,677,386.36</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>	\$839,100.00	\$114,891.42	Favorable variance

## **XI. Architectural Committee: None**

## **XII. Landscape Committee:**

- a.** The Landscape Committee recommends tabling any further projects for the Tucson Water Rebate Program until cost savings are calculated.
- b.** The Landscape Committee recommends approving Brijer Resources to remove one ironwood, two acacia, trim one Palo Verde, one Mesquite and one Ironwood for ID# 42905 NTE: \$875.00.
- c.** The Landscape Committee recommends approving Brijer Resources to remove one Mesquite in the center median on Nueva Vista / Silverbell. NTE: \$500.00.

## **XIII. Covenants Committee:**

- a. ID #21114, ID #20059, ID #105520, ID #19079, ID #20548, ID #18232, ID #109830, ID #19246, ID #120652, ID #117794, ID #17945, ID #106720 (Duty of Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. ID #19389, ID #24225, ID #18043, ID #25404, ID #21166, ID #27090, ID #120100 (Duty of Maintenance)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- c. ID #101719, ID #109830, ID #83033, ID #101722, ID#19682 (Duty of Maintenance)** - recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- d. ID #20571, ID #20622, (Duty of Maintenance)** - recommendation of \$100 monthly fine & 30-day pool suspension until property is brought into compliance.

## **XIV. Unfinished Business:**

- a. Copier/Printer Machines**

**XV. New Business:**

- a. LED Light Pole replacement at Community Center – Reserve Comp #300

**XVI. Management Report**

**XVII. Adjourn to Executive Session**

**Continental Ranch Community Association**  
**Board of Directors EXECUTIVE BOARD MEETING Agenda**  
At the Community Center  
June 17, 2025, following the Board Meeting

**I. Call to Order**

<b>II. Roll Call:</b>	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. Approval of June 17, 2025, Executive Meeting Agenda**

**IV. Approval of May 20, 2025, 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. ARC Appeal Request:**

- i. ID # 64974

**B. Fee Waiver Request**

- i. ID # 17727

**C. Attorney Recommendations**

- i. ID # 20389

**VII. Adjourn**