

# Continental Ranch Community Association

## Board of Directors Meeting Agenda

At the Windmill Park Conference Room

July 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:

- June 2, 2025 Landscape
- June 4, 2025 Covenants
- June 5, 2025 ARC
- June 25, 2025 Nominating

### VII. Approval of Minutes:

- a. June 17, 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>April 2025</b>	<b>May 2025</b>	<b>June 2025</b>
<b>Operating Cash</b>	\$694,569.98	\$835,739.30	\$677,177.03
<b>Total Cash Reserve</b>	\$1,581,171.52	\$1,600,899.99	\$1,568,684.64
<b>Accounts Receivable</b>	\$45,984.21	\$129,442.11	\$83,366.56
<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>\$2,433,030.67</b>	<b>\$2,677,386.36</b>	<b>\$2,440,533.19</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>	\$633,072.06	\$47,076.56	Favorable variance

### **c. 2024-2025 Annual Budget**

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

## **XII. Landscape Committee:**

The Landscape Committee recommends approving the draft 2025-2026 Landscape budget as presented NTE: \$468,000.00.

## **XIII. Nominating Committee:**

The Nominating Committee recommends the slate of candidates as follows: Bill Cicala, Fred Fisher and Jeff Williams.

## **XIV. Covenants Committee:**

- a. **ID #108859, ID #19079 (Duty of Maintenance)** -recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. **ID #109830, ID #19246 (ARC)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- c. **ID #105620 (Unsightly Materials)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- d. **ID #105620 (Trash Cans)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- e. **ID# 70449, ID #105756 (Trailer)** - recommendation of \$75 weekly fine & 30-day pool suspension until property is brought into compliance.
- f. **ID #106720, ID# 106720 (2), ID #17945, ID #117794, ID #21166, ID #27090 (Duty of Maintenance)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- g. **ID #24225 (Holiday Decorations)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.

- h. **ID #101719, ID #109830, ID #83033, ID #101722, ID #120100 (Duty of Maintenance)** - recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- i. **ID #120652 (Trailer)** - recommendation of \$75 weekly fine & 30-day pool suspension until property is brought into compliance.
- j. **ID #20571 (Duty of Maintenance)** - recommendation of \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- k. **ID #20622, ID#19682 (Duty of Maintenance)** - recommendation of \$100 monthly fine & 30-day pool suspension until property is brought into compliance.
- l. **ID #23033 (Landscape Maintenance)** - recommendation of \$100 monthly fine & 30-day pool suspension until property is brought into compliance.

**XV. Unfinished Business: None**

**XVI. New Business:**

- a. **RAB LED Light replacement at Windmill Park Pool – Reserve Comp #500**

**XVII. Management Report**

**XVIII. Adjourn to Executive Session**

**Continental Ranch Community Association**  
**Board of Directors EXECUTIVE BOARD MEETING Agenda**  
At the Community Center  
July 15, 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 July 15, 2025, Executive Meeting Agenda**

**IV. Approval of June 17, 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. Attorney Recommendations**

**VII. Adjourn**