

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Windmill Park Conference Room

August 19, 2025, 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

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:

- July 2, 2025 Covenants
- July 3, 2025 ARC
- July 17, 2025 ARC
- July 2, 2025 Nominating
- July 7, 2025 Landscape

VII. Approval of Minutes:

- a. July 15, 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)

	May 2025	June 2025	July 2025
Operating Cash	\$835,739.30	\$677,177.03	\$582,811.79
Total Cash Reserve	\$1,600,899.99	\$1,568,684.64	\$1,538,817.07
Accounts Receivable	\$129,442.11	\$83,366.56	\$60,899.07
Total Other Assets	\$108,352.96	\$108,352.96	\$108,352.96
Pre-Paid Income Tax	\$352.00	\$352.00	\$352.00
Pre-Paid Insurance	\$2,600.00	\$2,600.00	\$2,600.00
TOTAL ASSETS	\$2,677,386.36	\$2,440,533.19	\$2,293,833.79

b. Net Income Review

	Net Income	Budget Variance (Actuals – Budget)	Favorable / Unfavorable
YTD (FYE 10.31.2025)	\$464,071.08	\$17,603.80	Favorable variance

XI. Architectural Committee:

The Architectural Committee recommends adding 20 new paint color schemes from Sherwin Williams.

XII. Landscape Committee: None

XIII. Slate of Candidates: Board meets August 29, 2025, at 5:00 P.M. to certify the slate.

XIV. Election Committee Appointment:

XV. Activities:

a. 2025 Christmas Donation Drive:

b. Dog Day at the Pool:

XVI. Covenants Committee:

- a. **ID #121141, ID #105520, ID #120992, ID #25404 (Duty of Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. **ID #106720, ID #17945, ID #117794, ID #121452 (Duty of Maintenance)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- c. **ID #21166, ID #27090, ID# 121519 (Duty of Maintenance)** - recommendation of \$75 monthly fine & 30-day pool
- d. **ID #101719, ID #109830, ID #83033, ID #101722 (Duty of Maintenance)** - recommendation of \$100 monthly fine & 30-day pool suspension until property is brought into compliance.

- e. **ID #112770, ID # 72634 (Trash Cans)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- f. **ID #105620 (Trash Cans)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- g. **ID #117793 (Landscape Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- h. **ID #116905 (ARC)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- i. **ID #109830, ID #19246 (ARC)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- j. **ID #91113 (Landscape Parking)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- k. **ID #24225 (Holiday Decorations)** - recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- l. **ID #20571 (Duty of Maintenance)** - recommendation of \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- m. **ID #20622 (Duty of Maintenance)** - recommendation of \$50 weekly fine & 30-day pool suspension until property is brought into compliance.
- n. **ID #23033 (Landscape Maintenance)** - recommendation of \$50 weekly fine & 30-day pool suspension until property is brought into compliance.
- o. **ID #120652 (Trailer)** - recommendation of \$75 weekly fine & 30-day pool suspension until property is brought into compliance.

XVII. Unfinished Business:

- a. **2024-2025 Annual Budget**

XVIII. New Business:

- a. **Windmill Park Window Tinting**
- b. **Community Center wall repair and paint**

XIX. Management Report

XX. Adjourn to Executive Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda
At the Community Center
August 19, 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 August 19, 2025, Executive Meeting Agenda

IV. Approval of July 15, 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 Waiver

B. Fee Waiver

C. Attorney Recommendations

VII. Adjourn