

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

September 16, 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

Jeff Williams

Director at Large

Clement DeLarge

III. Guests: Howard Weinberg - HOAMS

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:

- August 4, 2025 Landscape
- August 6, 2025 Covenants
- August 7, 2025 ARC
- August 17, 2025 ARC

VII. Approval of Minutes:

- a. August 19, 2025 Board Meeting Minutes
- b. August 29, 2025 Special 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)

	June 2025	July 2025	August 2025
Operating Cash	\$677,177.03	\$582,811.79	\$519,870.25
Total Cash Reserve	\$1,568,684.64	\$1,538,817.07	\$1,560,070.82
Accounts Receivable	\$83,366.56	\$60,899.07	\$46,854.31
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	\$2,440,533.19	\$2,293,833.79	\$2,238,100.34

b. Net Income Review

	Net Income	Budget Variance (Actuals – Budget)	Favorable / Unfavorable
YTD (FYE 10.31.2025)	\$380,483.52	\$73,460.22	Favorable variance

XI. Architectural Committee:

The Architectural Committee recommends increasing shade structure height limits from 10ft-to-10ft 6in (including the foundation)

XII. Landscape Committee:

- a. The Landscape Committee recommends accepting the proposal from AAA Landscape to remove two trees, one with root rot and the other being hollow and a safety concern at the Windmill Park activity field, NTE: \$950.00.
- b. The Landscape Committee recommends approval for AAA Landscape to mark all irrigation main line sleeves underground, at association expense, as best as possible to reduce breakage of irrigation main lines by Wyverd Fiber crews.
- c. The Landscape Committee recommends approval for AAA Landscape to complete repairs of any irrigation line breaks caused by Wyverd Fiber, following AAA's review to confirm the adequacy of initial repairs done by Wyverd Fiber. Costs to be paid by the association.
- d. The Landscape Committee recommends accepting the proposal from AAA Landscape to install three (3) removeable bollards at the West end of the Activity field NTE: \$3,199.80.
- e. The Landscape Committee recommends accepting the proposal from Brijer Resources to trim the common area tree located behind 8311 N Poudre Dr. NTE: \$350.00.

XIII. Covenants Committee:

- a. **ID #121141, ID #105520, ID #120992, ID #25404, ID #18038, ID #25540 (Duty of Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. **ID #106720, ID #17945 (Duty of Maintenance)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.

- c. **ID #117794, ID# 121519, ID #108838 (Duty of Maintenance)** - recommendation to hold on these accounts until ARC reviews the Design Guidelines.
- d. **ID #21166, ID #27090 (Duty of Maintenance)** - recommendation of \$75 monthly fine & 30-day pool
- e. **ID #101719, ID #109830, ID #83033 (Duty of Maintenance)** - recommendation of \$100 monthly fine & 30-day pool suspension until property is brought into compliance.
- f. **ID #112770, ID #20649 (Trash Cans)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- g. **ID #105620 (Trash Cans)** - recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- h. **ID #117793 (Landscape Maintenance)** - 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, ID #87684 (Trailer)** - recommendation of \$75 weekly fine & 30-day pool suspension until property is brought into compliance.
- p. **ID #19001 (Inoperable Vehicle)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.

XIV. Unfinished Business: None

XV. New Business:

- a. Election Committee Procedure
- b. Termite Agreement
- c. Interest Resolution/Policy

XVI. Management Report

XVII. Adjourn to Executive Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda
At the Community Center
September 16, 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	Jeff Williams
	Director at Large	Clement DeLarge

III. Approval of September 16, 2025, Executive Meeting Agenda

IV. Approval of August 19, 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) (1,5).

A. Attorney Recommendations

- i. ID # 113046 / ID# 120146

VII. Adjourn