

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

November 18, 2025, following the Organizational 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. 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:

- September 3, 2025 Covenants
- September 8, 2025 Landscape
- October 2, 2025 ARC
- September 4, 2025 ARC
- October 1, 2025 Covenants
- October 16, 2025 ARC

VII. Approval of Minutes:

- a. September 16, 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)

	July 2025	August 2025	September 2025	October 10th 2025
Operating Cash	\$582,811.79	\$519,870.25	\$384,560.25	\$259,354.35
Total Cash Reserve	\$1,538,817.07	\$1,560,070.82	\$1,586,070.96	\$1,616,713.44
Accounts Receivable	\$60,899.07	\$46,854.31	\$46,506.30	\$57,251.72
Total Other Assets	\$108,352.96	\$108,352.96	\$108,352.96	\$108,352.96
Pre-Paid Income Tax	\$352.00	\$352.00	\$352.00	\$352.00
Pre-Paid Insurance	\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00
TOTAL ASSETS	\$2,293,833.79	\$2,238,100.34	\$2,128,442.24	\$2,044,624.47

b. Net Income Review

	Net Income	Budget Variance (Actuals – Budget)	Favorable / Unfavorable
YTD (FY 09.30.2025)	\$191,577.52	\$38,004.25	Favorable variance

XI. Architectural Committee:

The Architectural Committee recommends allowing the Barbershop to place an advertising flag in the common area for 21 days during the holiday season.

XII. Landscape Committee:

The Landscape Committee recommends accepting the proposal from Brijer Resources to remove twenty-one trees along Coachline that are infected with Canker Fungus, NTE: \$3,150.

XIII. Covenants Committee:

- a. **ID #25404, ID #18038, ID #21114, ID #110816, ID #110916 (Duty of Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. **ID #117794, ID #121141, ID #105520, ID #120992, ID #106720, ID #17945, ID# 121519 (Duty of Maintenance)**- recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- c. **ID #21166 (Duty of Maintenance)** - recommendation of \$100 monthly fine & 30-day pool suspension until property is brought into compliance.
- d. **ID #83033 (Duty of Maintenance)** - recommendation of \$50 weekly fine & 30-day pool suspension until property is brought into compliance.
- e. **ID #20571 (Duty of Maintenance)** - recommendation of \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- f. **ID #105620 (Trash Cans)** - recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.

- g. **ID #117793 (Landscape Maintenance)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- h. **ID #19246 (ARC)** - recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- i. **ID #109830 (ARC)** - recommendation of \$100 monthly fine & 30-day pool suspension until property is brought into compliance.
- j. **ID #24225 (Holiday Decorations)** - recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- k. **ID #23033 (Landscape Maintenance)** - recommendation of \$75 weekly fine & 30-day pool suspension until property is brought into compliance.
- l. **ID #19001, ID #24225 (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. **Senior Activities Room Rental Request**
- b. **Management Contract**
- c. **Annual Financial Audit**
- d. **Utilities Payment Automation**
- e. **Line Dance Class**
- f. **WP Pool Lighting**
- g. **WP Pony Wall Repairs**

XVI. Management Report

XVII. Adjourn to Executive Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda
At the Community Center
November 18, 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. Write Off Recommendation

- i. ID #19885

B. Attorney Recommendations

- i. ID # 92216
- ii. ID #19791
- iii. ID #117446

VII. Adjourn