

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

December 16, 2025 – 6:00 PM

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: 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:

- November 3, 2025 Landscape
- November 5, 2025 Covenants
- November 6, 2025 ARC
- November 20, 2025 ARC

VII. Approval of Minutes:

- a. November 18, 2025 Board Meeting Minutes
- b. November 18, 2025 Board Organizational 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)

	September 2025	October 2025	November 2025
Operating Cash	\$384,560.25	\$223,728.08	\$717,224.94
Total Cash Reserve	\$1,586,070.96	\$1,619,599.53	\$1,619,599.53
Accounts Receivable	\$46,506.30	\$58,482.05	\$405,963.82
Total Other Assets	\$108,352.96	\$190,669.57	\$190,669.57
Pre-Paid Income Tax	\$352.00	\$352.00	\$352.00
Pre-Paid Insurance	\$2,600.00	\$2,600.00	\$2,600.00
TOTAL ASSETS	\$2,128,442.24	\$2,095,431.23	\$2,936,409.86

b. Net Income Review

	Net Income	Budget Variance (Actuals – Budget)	Favorable / Unfavorable
YTD (FYE 10.31.2026)	\$834,191.13	unknown	unknown

XI. Architectural Committee: None

XII. Landscape Committee:

- a. The Landscape Committee recommends that the Board decides on the location of the proposed Dog Park to be either the SW location, with the proposed area shifted closer to the West parking lot and the entrance adjusted further south or the East (Ramada) location.
- b. The landscape Committee recommends that the Board accept the proposal from Brijer Resources for CRCA Annual Tree Trimming NTE: \$36,000.00.

XIII. Covenants Committee:

- a. **ID #105520, ID #18038, ID #21114, ID #110916, ID #110916 (Duty of Maintenance)**- recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. **ID #117794, ID #121141, ID #106720, ID #17945 (Duty of Maintenance)**- recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- c. **ID# 121519, ID #120992 (Duty of Maintenance)** - recommendation of \$100 monthly fine & 30-day pool suspension until property is brought into compliance.
- d. **ID #83033, ID #21166 (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 #109651 (Landscape Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- g. **ID #23033 (Landscape Maintenance)** - recommendation of \$75 weekly fine & 30-day pool suspension until property is brought into compliance.
- h. **ID #109830 (ARC)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- i. **ID #19246 (ARC)** - recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- j. **ID #24225 (Holiday Decorations)** - recommendation to hold until after the holidays.
- k. **ID #19001 (Inoperable Vehicle)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.

XIV. Unfinished Business: None

XV. New Business: None

XVI. Management Report

XVII. Adjourn to Executive Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda
At the Community Center
December 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 December 16, 2025, Executive Meeting Agenda

IV. Approval of November 18, 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. Complaint Status

- i. ID # 120146/113046

VII. Adjourn