

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

April 21, 2026 – 6:00 PM

I. Call to Order

II. Roll Call

President

1st Vice-President

2nd Vice-President

Secretary

Treasurer

Director at Large

Director at Large

Peggy Bracken

Bill Cicala

Connie DeLarge

Tim Weiler

Fred Fisher

Jeff Williams

Clement DeLarge

III. Guests: ID# 91114 – Trees in Common Area

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:

- March 2, 2026 Landscape
- March 4, 2026 Covenants
- March 5, 2026 ARC
- March 19, 2026 ARC

VII. Approval of Minutes:

- a. March 17, 2026 Board Meeting Minutes

VIII. Homeowner Forum: Participation numbers are found on the table next to the sign-in sheets.

IX. Homeowner Requests: None

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

April 21, 2026 – 6:00 PM

X. Finance:

a. Balance Sheet Reports

	January 2026	February 2026	
Operating Cash	\$672,344.43	\$528,433.54	
Total Cash Reserve	\$1,714,438.89	\$1,717,885.06	
Accounts Receivable	\$174,110.56	\$163,733.75	
Total Fixed Assets	\$190,669.57	\$190,669.57	
Pre-Paid Income Tax	\$352.00	\$352.00	
Pre-Paid Insurance	\$2,600.00	\$2,600.00	
TOTAL ASSETS	\$2,754,515.45	\$2,603,673.92	

XI. Architectural Committee: no recommendations

XII. Landscape Committee:

- a. The Landscape Committee recommends that the Board approve the Windmill Park valve replacements proposal from AAA Landscape using reserve comp# 452, NTE: \$12,331.27.

XIII. Covenants Committee:

- a. **ID #24225, ID#109358 (Duty of Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. **ID #110916, ID #110916 (Duty of Maintenance)**- recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- c. **ID #106720, ID #17945, ID #121141 (Duty of Maintenance)**- recommendation of \$100 monthly fine & 30-day pool suspension until property is brought into compliance.
- d. **ID #20571, ID #83033, ID #21166 (Duty of Maintenance)** - recommendation of letter from attorney be sent to all listed units, with \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- e. **ID #114797 (Landscape Parking)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- f. **ID #109830 (ARC)** - recommendation of letter from attorney be sent with \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- g. **ID #120045, ID# 121763 (Trailer)** - recommendation of \$75 Weekly fine & 30-day pool suspension until property is brought into compliance.

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

April 21, 2026 – 6:00 PM

- h. **ID #23033 (Landscape Maintenance)** - recommendation of letter from attorney be sent with \$100 weekly fine & 30-day pool suspension until property is brought into compliance.

XIV. Unfinished Business: None

XV. New Business:

- a. **Appoint Nominating Committee**
- b. **Reserve Study proposal**
- c. **Lot Clean-up proposal**
- d. **HOA Membership Expansion request**

XVI. Management Report

XVII. Adjourn to Executive Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda

At the Community Center
April 21, 2026, 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 April 21, 2026, Executive Meeting Agenda**

- IV. Approval of March 17, 2026, 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. Homeowner Waiver Request**
 - i. ID# 59845

 - B. Attorney Status Update**
 - i. ID # 92216
 - ii. ID# 120146

- VII. Adjourn**