

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

May 19, 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: 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:

- April 1, 2026 Covenants
- April 2, 2026 ARC
- April 6, 2026 Landscape
- April 16, 2026 ARC

VII. Approval of Minutes:

a. April 21, 2026 Board Meeting Minutes

b. April 21, 2026 Executive Board Meeting Minutes

c. May 14, 2026 Board Meeting Minutes

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

IX. Homeowner Requests: None

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X. Finance:

a. Balance Sheet Reports

	February 2026	March 2026	April 2026
Operating Cash	\$528,433.54		
Total Cash Reserve	\$1,717,885.06		
Accounts Receivable	\$163,733.75		
Total Fixed Assets	\$190,669.57		
Pre-Paid Income Tax	\$352.00		
Pre-Paid Insurance	\$2,600.00		
TOTAL ASSETS	\$2,603,673.92		

XI. Architectural Committee: no recommendations

XII. Landscape Committee:

- a. The Landscape Committee recommends that the Board approve the proposal from AAA Landscape to repair the Windmill Park pool drainage on the North landscaped area NTE: \$5,298.00.
- b. The Landscape Committee recommends that the Board approve the proposal from AAA Landscape to upgrade irrigation cellular using reserve comp #1025 NTE: \$25,767.48.
- c. The Landscape Committee recommends that the Board approve the proposal from Brijer resources to remove two oak trees along Silverbell/Pocono Way NTE: \$1400.00.

XIII. Covenants Committee:

- a. **ID #109358, ID #17755 (Duty of Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. **ID #24225 (Duty of Maintenance)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- c. **ID #110916, ID #110916 (Duty of Maintenance)**- recommendation of letter from attorney be sent with a \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- d. **ID #106720, ID #17945, ID #121141 (Duty of Maintenance)**- recommendation of \$50 weekly fine & 30-day pool suspension until property is brought into compliance.

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- e. **ID #20571, ID #83033 (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.
- 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 (Trailer)** - recommendation of \$75 weekly fine & 30-day pool suspension until property is brought into compliance.
- 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. Delegation of Authority Resolution
- b. CD Rollover Action-in-lieu Ratification

XVI. Management Report

XVII. Recess to Executive Session

XVIII. Reconvene to Open Session

XIX. Motions from Executive Session

- a. *ID#92243*
- b. *ID# 54638*

XX. Adjourn Open Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda

At the Community Center
May 19, 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. Review of May 19, 2026, Executive Meeting Agenda**

- IV. Review of April 21, 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 Fee Waiver Request**
 - i. ID# 92243

 - B. Attorney Recommendation**
 - i. ID # 54638

- VII. Reconvene to Open Session**