

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

June 16, 2026 – 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:

- May 4, 2026 Landscape
- May 6, 2026 Covenants
- May 7, 2026 ARC
- May 21, 2026 ARC

VII. Approval of Minutes:

- a. May 19, 2026 Board Meeting Minutes
- b. May 19, 2026 Executive Board Meeting Minutes
- c. May 26, 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

	March 2026	April 2026	May 2026
Operating Cash	\$386,696.86	\$394,140.38	\$834,202.02
Total Cash Reserve	\$1,686,713.67	\$1,758,950.77	\$1,774,764.35
Accounts Receivable	\$177,798.18	\$121,801.18	\$296,286.37
Total Fixed Assets	\$190,669.57	\$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	\$2,607,137.25	\$2,646,314.83	\$3,276,675.24

XI. **Architectural Committee:** no recommendations

XII. **Landscape Committee:** no recommendations and no meeting held.

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 \$100 monthly fine & 30-day pool suspension until property is brought into compliance.
- d. **ID #121141, ID #17945 Duty of Maintenance)**- recommendation of \$50 weekly fine & 30-day pool suspension until property is brought into compliance.
- e. **ID #106720 (Duty of Maintenance)**- recommendation of letter from attorney be sent with \$50 weekly fine & 30-day pool suspension until property is brought into compliance.
- f. **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.
- g. **ID #109830 (ARC)** - recommendation of letter from attorney be sent with \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- h. **ID #120045 (Trailer)** - recommendation of letter from attorney be sent with \$75 weekly fine & 30-day pool suspension until property is brought into compliance.

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- i. **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. Sun West Bank recommendation

XVI. Management Report

XVII. Recess to Executive Session

XVIII. Reconvene to Open Session

XIX. Motions from Executive Session

- a. *ID# 102829*
- b. *ID# 116774*
- c. *ID# 109830*

XX. Adjourn Open Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda

At the Community Center
June 16, 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 June 16, 2026, Executive Meeting Agenda**

- IV. Review of May 19, 2026, Executive Meeting Minutes**

- V. Guests: ID# 91114** – Common Area Planting

- 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 # 102829
 - ii. ID # 116774
 - iii. ID # 109830

- VII. Reconvene to Open Session**