

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

July 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: 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:

- June 3, 2026 Covenants
- June 4, 2026 ARC
- June 17, 2026 Nominating
- June 18, 2026 ARC
- June 24, 2026 Nominating

VII. Approval of Minutes:

a. June 16, 2026 Board Meeting Minutes

b. June 16, 2026 Executive 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

July 21, 2026 – 6:00 PM

X. Finance:

a. Balance Sheet Reports

	April 2026	May 2026	June 2026
Operating Cash	\$394,140.38	\$834,202.02	
Total Cash Reserve	\$1,758,950.77	\$1,774,764.35	
Accounts Receivable	\$121,801.18	\$296,286.37	
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	\$2,646,314.83	\$3,276,675.24	

XI. Architectural Committee: no recommendations

XII. Landscape Committee:

- a. The Landscape Committee recommends that the Board approve the proposal from Brijer Resources to trim the trees along the South common area at the Community Center that are overhanging several Sierra Pointe rear yards facing the Community Center. NTE: \$600.00.
- b. The Landscape Committee recommends that the Board approve the ballot notice and letter for the proposed Dog Park prepared by Goodman Law with the final verbiage letter and format being presented at the August meeting. NTE: \$650.00.

XIII. Covenants Committee:

- a. **ID #17755, ID #85527, ID #108515, ID #121748, ID #108387, ID #120856 (Duty of Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. **ID #109358 (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 \$75 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 \$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

July 21, 2026 – 6:00 PM

- 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 #104188, ID #20796 (ARC)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- h. **ID #109830 (ARC)** - recommendation of letter from attorney be sent with \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- i. **ID #120045 (Trailer)** - recommendation of letter from attorney be sent with \$75 weekly fine & 30-day pool suspension until property is brought into compliance.
- j. **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:

- a. **Silver Moon Incorporation request**

XV. New Business:

- a. **Ballot Bliss Online Voting**

XVI. Management Report

XVII. Recess to Executive Session

XVIII. Reconvene to Open Session

XIX. Motions from Executive Session

- a. *ID# 23033*
- b. *ID# 83033*
- c. *ID# 20571*

XX. Adjourn Open Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda
At the Community Center
July 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. Review of July 21, 2026, Executive Meeting Agenda**
- IV. Review of June 16, 2026, Executive Meeting Minutes**
- V. Guests: None**
- 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 # 23033
 - ii. ID # 83033
 - iii. ID # 20571
- VII. Reconvene to Open Session**