

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center
August 18, 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:

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

VII. Approval of Minutes:

- a. July 21, 2026 Board Meeting Minutes
- b. July 21, 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

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X. Finance:

a. Balance Sheet Reports

	May 2026	June 2026	July 2026
Operating Cash	\$834,202.02	\$923,073.70	\$
Total Cash Reserve	\$1,774,764.35	\$1,775,255.64	\$
Accounts Receivable	\$296,286.37	\$190,580.11	\$
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	\$3,276,675.24	\$3,334,903.46	\$

XI. Architectural Committee:

- a. The Architectural Committee recommends that the Board approve a change to the design guidelines, page 15, item “Lighting” as follows:

All outside hard-wired lighting shall meet the current Town of Marana codes and will require a town building permit prior to seeking the required ARC approval.

Permanent Decorative Lighting: Lights and cables shall be concealed from view under the eaves. Any visible cables shall be painted to match the home. Lights and cables shall be flush with the eaves, not hanging.

- b. The Architectural Committee recommends that the Board approve an addition to the design guidelines, page 18, item “Trash Can Enclosure” as follows:

Enclosure must be constructed with concrete, masonry, or concrete blocks and painted to match the house. Enclosure shall be “L” shaped to conceal completely from neighboring properties.

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XII. Landscape Committee:

- a. The Landscape Committee recommends that the Board approve the proposal from Brijer Resources to remove with stump grinding, the dead Oak tree at the Silverbell Monument. NTE: \$800.00.
- b. The Landscape Committee recommends that the Board approve the final ballot notice and letter for the proposed Dog Park prepared by Goodman Law.
- c. The Landscape Committee recommends that the Board approve the 2026-2027 Landscape Committee Budget.
- d. The Landscape Committee recommends that the Board appoint Laura Dawes to the Landscape Committee.

XIII. Slate of Candidates: Board meets August 28, 2026, at 5:00 P.M. to certify the slate.

XIV. Election Committee Appointment:

XV. Covenants Committee:

- a. Covenants Committee recommends to the Board a variance to allow ID# 108387 to store trash cans on the side of the home. **(This is an Executive Agenda Item)**
- a. **ID #85527, ID #108515, ID #120856, ID #98440 (Duty of Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. **ID #109358, ID #17755 (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 \$50 weekly 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.
- 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 #122630, ID #19237, ID #120652 (Trailer)** - recommendation of \$75 weekly fine & 30-day pool suspension until property is brought into compliance.

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- 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.
- k. **ID #20434 (Trash Cans)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- l. **ID #109714 (Unsightly Materials)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.

XVI. Unfinished Business: None

XVII. New Business:

- a. **2026-2027 Annual Budget**
- b. **Little League Field Use Application**

XVIII. Management Report

XIX. Recess to Executive Session

XX. Reconvene to Open Session

XXI. Motions from Executive Session

- a. *ID #106720*
- b. *ID #120045*
- c. *ID #35517*
- d. *ID #120047*

XXII. Adjourn Open Session