

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center
September 15, 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: Raul Bueno – Alzheimer's Association

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:

- August 3, 2026 Landscape
- August 5, 2026 Covenants
- August 6, 2026 ARC
- August 20, 2026 ARC

VII. Approval of Minutes:

- a. August 18, 2026 Board Meeting Minutes
- b. August 18, 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

X. Finance:

- a. Balance Sheet Reports

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center
September 15, 2026 – 6:00 PM

	June 2026	July 2026	August 2026
Operating Cash	\$923,073.70	\$794,648.76	\$
Total Cash Reserve	\$1,775,255.64	\$1,744,972.28	\$
Accounts Receivable	\$190,580.11	\$186,336.34	\$
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	\$3,334,903.46	\$3,171,885.38	\$

XI. Architectural Committee:

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

“String lights and poles shall not exceed 10 feet in height”

- 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.

XII. Landscape Committee: None

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center

September 15, 2026 – 6:00 PM

XIII. Covenants Committee:

- a. **Covenants Policy:** The Covenants Committee recommends to the Board a change to the Covenants Policy, Section G #3: RV's, Trailers, and Boats: Changing the fine amount from \$75.00 per week to \$200.00 per week.

- a. **ID #98440, ID #105520, ID #31369, ID #18489, ID #108514, ID #83352, ID #119231, ID #20697, ID #119814, ID #42869, ID #101722, ID #18489, ID #21207, ID #24225, ID #122646, ID #83352 (Duty of Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. **ID #122931 (Duty of Maintenance)** – recommendation for a 45 day hold on enforcement to give new owner time to make repairs.
- c. **ID #85527 (Duty of Maintenance)** - recommendation \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- d. **ID #109358 (Duty of Maintenance)** - recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- e. **ID #20571, ID #83033, ID #17945, ID #106720 (Duty of Maintenance)** - recommendation of \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- f. **ID #18020, ID #54638, ID #20612 (Inoperable Vehicle)**- recommendation \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- g. **ID #109830 (ARC)** - recommendation of \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- h. **ID #120045, ID #120652, ID #19685 (Trailer)** - recommendation of \$75 weekly fine & 30-day pool suspension until property is brought into compliance.
- i. **ID #117432, ID #108859, ID #44085, ID #19507, ID #70449 (Landscape Maintenance)** - recommendation of \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- j. **ID #20160, ID #109358 (Landscape Parking)**- recommendation \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- k. **ID #20608 (Trash Cans)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- l. **ID #21114, ID #18068, ID #27106, ID #20608, ID #20434 (Unsightly Materials)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- m. **ID #19780, ID #121913, ID #119232 (ARC)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.

XIV. Unfinished Business: None

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center
September 15, 2026 – 6:00 PM

XV. New Business:

a. CDAR Maturing

XVI. Management Report

XVII. Recess to Executive Session

XVIII. Reconvene to Open Session

XIX. Motions from Executive Session

XX. Adjourn Open Session

Continental Ranch Community Association
Board of Directors EXECUTIVE BOARD MEETING Agenda
At the Community Center
September 15, 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 September 15, 2026, Executive Meeting Agenda

IV. Review of August 18, 2026, Executive Meeting Minutes

V. Guests: ID #109830

VI. Owner Requests & Legal Requests:

This portion of the meeting will be closed pursuant to A.R.S. 33-1804(A) (1,5).

- i. ID # 109830
- ii. ID # 120653

VII. Reconvene to Open Session