

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center
October 20, 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:

BOD: *"I make a motion to adopt the agenda as (presented / amended)."*

Motion by: _____ Seconded by: _____.

Discussion: _____ All in favor: _____ All Opposed: _____

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:

- September 2, 2026 Covenants
- September 3, 2026 ARC
- September 14, 2026 Landscape
- September 17, 2026 ARC

VII. Approval of Minutes:

- a. September 15, 2026 Board Meeting Minutes
- b. September 15, 2026 Executive Board Meeting Minutes

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

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IX. Homeowner Requests: None

X. Finance:

a. Balance Sheet Reports

	July 2026	August 2026	September 2026
Operating Cash	\$794,648.76	\$655,241.64	\$571,379.08
Total Cash Reserve	\$1,744,972.28	\$1,814,156.12	\$1,812,151.18
Accounts Receivable	\$186,336.34	\$199,556.38	\$187,608.27
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	\$3,171,885.38	\$3,114,882.14	\$3,017,066.53

b. HOA Reliable Services Contract 2026-2027

XI. Architectural Committee:

- a. The Architectural Committee recommends that the Board approve the Decorative Fence ARC submission for ID #19780.
- b. The Architectural Committee recommends that the Board approve the water pump front yard décor ARC submission for ID #119820.

XII. Landscape Committee:

- a. The Landscape Committee recommends that the Board approve allowing the grass areas in CRCA to go dormant for the winter season as presented.
- b. The Landscape Committee recommends that the Board approve the proposal from AAA Landscape to replace the Silverbell Irrigation Valves under reserve comp# 1013 A/B NTE: \$7,979.32 for Reserve Comp # A and NTE: \$5,309.28 for Reserve Comp #B as submitted.
- c. The Landscape Committee recommends that the Board approve the proposal from AAA Landscape to replenish the DG in entry ways (13 areas with 125 tons of rock) under Reserve Comp #1040 NTE: \$21,241.00 as submitted.

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- d. The Landscape Committee recommends that the Board approve the proposal from AAA Landscape to perform deep root injections to treat tree borers for 55 trees along Coachline and for grubs in 12 agaves located at the Silverbell Monuments, Desert Vista entrance and Coyote Crossing entrance NTE: \$930.00 as submitted.

XIII. Covenants Committee:

- a. **Covenants Policy:** The Covenants Committee recommends to the Board to appoint Don Miller as Covenants Committee Chairperson.

- a. **ID #105520, ID #31369, ID #108514, ID #83352, ID #42869, ID #101722, ID #21207, ID #24225, ID #83352, ID #102964, ID #19682 (Duty of Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. **ID #98440 (Duty of Maintenance)** - recommendation \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- c. **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.
- d. **ID #18020, ID #54638, ID #20612 (Inoperable Vehicle)** - recommendation \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- e. **ID #109830 (ARC)** - recommendation of \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- f. **ID #120045, ID #120652 (Trailer)** - recommendation of \$75 weekly fine & 30-day pool suspension until property is brought into compliance.
- g. **ID #67065, ID #20943, ID #70449 (Landscape Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- h. **ID #21114, ID #18068, ID #109916 (Unightly Materials)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- i. **ID #85527 (Unightly Materials)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.

XIV. Unfinished Business: None

XV. New Business:

- a. Resolution for proposed change of use
- b. Alzheimer's Association Education Program
- c. Termite Warranty

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- XVI. Management Report**
- XVII. Recess to Executive Session**
- XVIII. Reconvene to Open Session**
- XIX. Motions from Executive Session**
- XX. Adjourn Open Session**