Continental Ranch Community Association
Board of Directors Meeting Agenda

At the Community Center
November 17, 2026 – 6:05 PM Following the Organizational Meeting

I. Call to Order

II. Roll Call

Director at Large	**Peggy Bracken**
Director at Large	**Bill Cicala**
Director at Large	**Connie DeLarge**
Director at Large	**Fred Fisher**
Director at Large	**Jeff Williams**
Director at Large	**Clement DeLarge**
Director at Large	**Larry Lemieux**

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:

- October 1, 2026 ARC
- October 7, 2026 Covenants
- October 5, 2026 Landscape
- October 15, 2026 ARC

VII. Approval of Minutes:

a. **October 20, 2026 Board Meeting Minutes**
b. **October 20, 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

	August 2026	September 2026	October 2026
Operating Cash	$655,241.64	$571,379.08	$689,529.67
Total Cash Reserve	$1,814,156.12	$1,812,151.18	$1,897,596.42
Accounts Receivable	$199,556.38	$187,608.27	$164,024.46
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	**$3,114,882.14**	**$3,017,066.53**	**$3,129,203.14**

XI. Architectural Committee: None

XII. Landscape Committee:

a. The Landscape Committee recommends that the Board approve a monetary donation to the go fund me accounts for the three (3) AAA Landscape employees (Issac Peraza, Daniela Garcia and Alejandro Malmacedo) that were involved in a serious vehicle accident on 10/26/2026.

b. The Landscape Committee recommends that the Board dissolve the Dog Park Committee due to the amendment not meeting the required approval percentage to pass.

c. The Landscape Committee recommends that the Board approve the proposal from Taylor Electric to install a solar light at the Sierra Pointe monument NTE: $1,500.00 plus the cost to paint the light to match the monument as submitted.

d. The Landscape Committee recommends that the Board approve the proposal from Taylor Electric to replace solar lighting at 26 locations in CRCA NTE: $18,200 under Reserve Comp #'s 1432 and 1434, as submitted.

e. The Landscape Committee recommends that the Board approve the proposal from RockRidge Construction to correct the common area drainage between River Rim and Sonesta NTE: $9,005.45 as submitted.

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XIII. Covenants Committee:

a. **ID #109695, ID #19682 (Duty of Maintenance)** - recommendation of $25 monthly fine & 30-day pool suspension until property is brought into compliance.
b. **ID #98440, ID #83352, ID #83352, ID #42869, ID #105520, ID #101722, ID #21207, ID #108514, (Duty of Maintenance)** - recommendation $50 monthly fine & 30-day pool suspension until property is brought into compliance.
c. **ID #20571, ID #17945, ID #106720 (Duty of Maintenance)** - recommendation of $100 weekly fine & 30-day pool suspension until property is brought into compliance.
d. **ID #54638, ID #20612 (Inoperable Vehicle)** - recommendation $50 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 #121523 (Trailer)** - recommendation of $75 weekly fine & 30-day pool suspension until property is brought into compliance.
g. **D #120821 (Landscape Parking)** - recommendation of $25 monthly fine & 30-day pool suspension until property is brought into compliance.
h. **ID #120573 (Unsightly Materials)** - recommendation of $25 monthly fine & 30-day pool suspension until property is brought into compliance.
i. **ID #21114, ID #18068, ID #85527 (Unsightly Materials)** - recommendation of $50 monthly fine & 30-day pool suspension until property is brought into compliance.
j. **ID #19267 (Trash Cans)** - recommendation of $25 monthly fine & 30-day pool suspension until property is brought into compliance.

XIV. Unfinished Business: None

XV. New Business:

a. **ADHOC Committee Gift Consideration**
b. **Staff Bonus Consideration**

XVI. Management Report

XVII. Recess to Executive Session

XVIII. Reconvene to Open Session

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XIX. Motions from Executive Session

a. ID #105322
b. ID #116774
c. Parcel 226-30-002K

XX. Adjourn Open Session

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Director at Large	Fred Fisher
Director at Large	Jeff Williams
Director at Large	Clement DeLarge
Director at Large	Larry Lemieux

III. Review of November 17, 2026, Executive Meeting Agenda

IV. Review of October 20, 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. Action In Lieu**
  - **i.** ID # 105322
- **B. Bankruptcy Status**
  - **i.** ID # 92216
- **C. Foreclosure Recommendation**
  - **i.** ID # 116774
- **D. Parcel 226-30-002K Guidance**

VII. Reconvene to Open Session