

Continental Ranch Community Association  
Annual Meeting – Coyote Trails Elementary  
Tuesday, October 22, 2019 at 7:00 pm  
MEETING MINUTES

The annual meeting of the Continental Ranch Community Association convened on Tuesday, October 22, 2019 in the Coyote Trails Elementary multi-purpose room at 7:00 P.M.

**I. Call to Order:**

Mr. John Lambert, President, called the 2019 Annual Meeting to order at 7:00 p.m.

**II. Roll Call/Quorum:**

Directors Present: Mr. John Lambert, President; Ms. Peggy Bracken, 1<sup>st</sup> Vice President; Mr. Bill Dawes, 2<sup>nd</sup> Vice President; Mr. Doug Childress, Secretary; Mr. Bill Cicala, Director at Large, Ms. Rojanna Harvey, Director at Large. Also present: HOA Management Solutions Management Staff: Mr. Spencer Brod, Director; Mr. Josh Seng, Community Manager; Ms. Ashley Boykin, Assistant Manager, Ms. Vicky Gonzales, Accounts Manager; Ms. Catherine Gutierrez, Covenants Homeowner Liaison; Ms. Paula Bellina, Office Assistant; and approximately 18 residents in the audience.

**III. Verification of Ballots:**

According to the CRCA bylaws, a required quorum of 10% of the eligible votes was met – 3,444 CRCA owners, 967 Sunflower owners, and 38 commercial properties, minus the 341 delinquent assessments ineligible to vote was an total eligible vote count of 4,863 votes; with 10% equaling 487 for quorum; 507 ballots were received.

**IV. Proof of Notice of Meeting:**

Mr. Lambert announced that the 2019 CRCA annual election ballot package information was mailed by HOA Management to all CRCA members, Sunflower Community Association members and commercial properties who were eligible to vote as of the date of record, within the timeframe as required in the bylaws of the Association.

**V. Minutes of the 2018 Annual Meeting:**

**MOTION made/seconded (Childress/Dawes)** to dispense with reading of the 2018 Annual Meeting minutes and approve same as presented. Unanimously approved.

**VI. Board of Directors Reports:**

**A. Ms. Harvey, Director:** Expressed her desire to participate more within the community and to be of assistance to residents.

**B. Ms. Bracken, 1<sup>st</sup> Vice President:** Announced her recent retirement and plans to become more involved on the board and stated the effectiveness of the Covenants team.

- C. **Mr. Lambert, President:** Noted the improvements made by the board during his tenure and encouraged more residents to get involved.
- D. **Mr. Dawes, 2<sup>nd</sup> Vice President:** Emphasized the importance of community input and participation on the board and committees.
- E. **Mr. Childress, Secretary:** Encouraged residents to join the committees and acknowledged the amount of participation that goes on behind the scenes by the board.
- F. **Mr. Cicala, Director:** Affirmed the board's purpose to serve the residents and thanked Mr. Bob Vollbrecht and Ms. Marilyn Stimpson for their many years of service to the community.

**VII. Committee Reports:**

- A. **Architectural Review – Doug Childress:** Mr. Childress explained the purpose of the committee and their goals to maintain continuity throughout the community, while working with residents who want to make improvements to their properties.
- B. **Covenants – Bill Cicala:** Mr. Cicala explained the process of how the committee enforces the CC&Rs and encouraged residents to utilize the complaint form to report violations.
- C. **Landscape – John Lambert:** Mr. Lambert noted the changes in landscape company contracts over the years and expressed his satisfaction with the current contract. Encouraged residents to join the committees.

**VIII. Balance Sheet Report:** Mr. Lambert read the balance sheet report effective September 30, 2019.

**IX. Unfinished Business:** None.

**X. Homeowner Forum:**

A resident asked for support in requesting a new traffic light with the Town of Marana. A resident expressed gratitude for the time and effort invested by the board and complimented the work by the current landscape company; suggested a shift to desert landscaping. A resident requested increased enforcement of no street parking. A resident thanked the board for their efforts and questioned the possibility of compensation for involvement on the board. A resident noted her concerns with commercial and non-commercial vehicles parked in the streets of her parcel. A resident suggested a change to the Copper Moon entry sign to increase visibility and noted a violation concern in her parcel.

**XI. New Business:**

**Election of Board of Directors for 2019-2020:**

Ms. Bracken, Election Committee Member, presented the following vote counts received by the five candidates.

|                           |     |
|---------------------------|-----|
| Mr. William (Bill) Cicala | 513 |
| Mr. William (Bill) Dawes  | 453 |
| Ms. Rojanna Harvey        | 428 |
| Mr. Eric Krueger          | 393 |
| Ms. Lucille Yuen          | 347 |

**Mr. Bill Cicala, Mr. Bill Dawes, Ms. Rojanna Harvey, and Mr. Eric Krueger** were therefore duly elected to the Continental Ranch Community Association Board of Directors for a two-year term effective October 22, 2019.

**XII. Adjournment:**

With no further business on the agenda, **MOTION was made/seconded (Lambert/Cicala) to adjourn at 7:45 p.m. Unanimously approved.**

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Doug Childress, Secretary

Attachments for file:

Sign-In Sheets

Agenda

Ballot Mailing Package

Treasurer's Report

Election Committee Report

Secured Ballots and Worksheets

Any other documentation pertaining to this meeting.

*Minutes submitted by Josh Seng, Community Manager as approved by the Board of Directors*