

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
January 19, 2021 at 6:45 P.M.
MEETING MINUTES

I. Roll Call/Quorum:

Directors present: Ms. Peggy Bracken, President; Mr. Bill Cicala, 1st Vice-President; Mr. Bill Dawes, 2nd Vice-President; Mr. Doug Childress, Secretary; Ms. Rojanna Harvey, Treasurer; and Ms. Connie DeLarge, Director at Large. One Director at Large vacancy. Also present: Ms. Ashley Boykin, Community Association Manager, and Ms. Paula Bellina, Assistant Manager. Five audience members were present.

II. Call to Order:

Ms. Peggy Bracken, President, called the meeting of the Board of Directors to order at 6:45 P.M.

III. Guests:

None scheduled.

IV. President's Message:

None given.

V. Adopt the Agenda:

MOTION (Childress/Cicala) to adopt the January 19, 2021 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: December 2, 2020 Covenants; December 3, 2020 ARC; December 7, 2020 Landscape; and December 17, 2020 ARC. **MOTION (Childress/Cicala)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Childress/Cicala) to approve the December 15, 2020 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

Resident from Sonoma Way appealed a recent decision by the Architectural Review Committee (ARC) to allow her neighbor to build a backyard structure without her consent. Neighbor of this resident was also present and explained aspects of his approved plans, and that a Town of Marana permit will be obtained for the structure – a condition of the ARC approval. Another resident discussed ARC violation and fines for his property on Panamint Drive.

IX. Homeowner Requests to Board:

No homeowner requests.

- X. Finance:**
- a. Balance Sheet Report for December 31, 2020:** Operating Cash \$652,574.42; Total Cash Reserve \$1,190,476.40; Accounts Receivable \$107,346.40; Other Assets \$135,927.96; Pre-Paid Income Tax \$1,197.00; Pre-Paid Insurance \$2,600.00; December 31, 2020, Total Assets \$2,090,122.18.
- XI. Architectural Review Committee:**
No recommendations.
- XII. Landscape Committee:**
No recommendations.
- XIII. Covenants Committee:**
Covenants Committee meeting for January canceled due to COVID-19; no recommendations.
- XIV. Old Business:**
- a. Marquee Sign Replace: MOTION (Bracken/Dawes)** to approve the proposal from Territorial Signs to replace the Marquee manual letterboard sign with an LED sign, per the Reserve Study, NTE \$22,886.07. Five in favor and one opposed (Childress).
- XV. New Business:**
- a. The Villas Playground Wood Chips Replenish: MOTION (Bracken/Childress)** to approve the proposal from Tree Frogs to replenish the wood chips at The Villas playground, NTE \$2,990.74, per the Reserve Study. Unanimously approved.
- b. Windmill Park Pool Pumps Replace: MOTION (Cicala/Childress)** to approve the proposal from Oasis Pool Service to replace the three pool pumps at Windmill Park pool with new Pentair Intellipro pumps, NTE \$5,925.00, per the Reserve Study. Unanimously approved.
- c. Windmill Park Spa Heater Replace: MOTION (Cicala/DeLarge)** to approve the proposal from Oasis Pool Service to replace the Windmill Park spa heater, NTE \$3,236.00, per the Reserve Study. Unanimously approved.
- d. Community Center Kiddie Pool Heater Replace: MOTION (Cicala/DeLarge)** to approve the proposal from Oasis Pool Service to replace the community center kiddie pool heater, NTE \$4,318.00, per the Reserve Study. Unanimously approved.
- e. Pool Fencing Paint Touch Ups: MOTION (Childress/Cicala)** to approve the proposal from Approved Painting to complete paint touch ups where needed for both pools' metal fencing. Unanimously approved.
- XVI. Action-In-Lieu**
- a. Windmill Park Spa Resurface: MOTION (Childress/DeLarge)** to approve the proposal from E-Konomy Pool to resurface the Windmill Park spa with Level 1 Pebble Fina per the Reserve Study, NTE \$5,604.00. Unanimously approved.
- XVII. Manager Report:**
- a. Ms. Boykin reported to Board:** in December, 26 homes sold and closed in Continental Ranch and 6 homes sold and closed in Sunflower; annual Financial Audit complete with excellent results; annual upper tree pruning completed; Cochineal prickly pear treatment completed; management to assess

which common areas in need of landscape granite refresh; Approved Painting will paint baseball shed damaged by AAA Landscape who will reimburse; pool furniture ordered and will arrive before pools open; spa resurface scheduled to be completed before WP pool opens; and management getting price to replace 7 entry monument lights, per the Reserve Study.

XVIII. Adjournment:

Meeting adjourned at 8:02 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for February 16, 2021 at 6:45 P.M. at the Community Center.

Doug Childress, Secretary

Minutes submitted by Ashley Boykin, Community Manager as approved by the Board of Directors