

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
February 16, 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; and Ms. Connie DeLarge, Director at Large. One Director at Large vacancy. Directors excused: Ms. Rojanna Harvey, Treasurer. Also present: Ms. Ashley Boykin, Community Association Manager, and Ms. Paula Bellina, Assistant Manager. One audience member was 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. Board Member Appointment:

MOTION (Cicala/Childress) to appoint Fred Fisher as a new member of the Board of Directors to fill the vacant seat until the 2021 annual election. Unanimously approved.

IV. Guests:

None scheduled.

V. President's Message:

None given.

VI. Adopt the Agenda:

MOTION (Childress/Cicala) to adopt the February 16, 2021 Board Meeting Agenda as presented. Unanimously approved.

VII. Consent Agenda:

The following committee meeting minutes were received: January 7, 2021 ARC and January 21, 2021 ARC. **MOTION (Dawes/DeLarge)** to accept consent agenda. Unanimously approved.

VIII. Approval of Board Meeting Minutes:

MOTION (Childress/Dawes) to approve the January 19, 2021 Board Meeting Minutes as presented. Unanimously approved.

IX. Homeowner Forum:

No comments or concerns were made by audience.

X. Homeowner Requests to Board:

a. Painted Sky Tree Removal Request: MOTION (Childress/Cicala) to approve the proposal from AAA Landscape to do a root cutback and install a root-bio barrier. Unanimously approved.

- b. **Alcante Tree Removal Request: MOTION (Childress/Dawes)** to approve the proposal from Brijer Resources to remove the shoestring acacia tree located in the CRCA common area behind the property. Unanimously approved.
- c. **Trailer/RV Fines Policy: MOTION (Childress/Dawes)** to approve amending the current Covenants Fines & Enforcement Policy to increase fines for RVs, trailers and boats from \$25 weekly to \$75 weekly. Unanimously approved.

XI. Finance:

- a. **Balance Sheet Report for January 31, 2021:** Operating Cash \$535,527.11; Total Cash Reserve \$1,192,469.80; Accounts Receivable \$80,826.24; Other Assets \$130,412.96; Pre-Paid Income Tax \$1,197.00; Pre-Paid Insurance \$2,600.00; January 31, 2021, Total Assets \$1,942,983.11.

XII. Architectural Review Committee:

No recommendations.

XIII. Landscape Committee:

- a. **Twin Peaks & Coachline Bullnose Pavers: MOTION (Childress/Cicala)** to approve the proposal from Blue Ribbon Paver Specialist to install Belgard brick pavers in the two bullnoses at the intersection of Twin Peaks and Coachline, NTE \$15,000.00. Unanimously approved.

XIV. Covenants Committee:

- a. **ID #84445 (ARC Violation)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- b. **ID #42873 (ARC Violation)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #18055, #59828 (ARC Violation)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #18132 (Duty of Maintenance)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #18390 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #19264 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #18132, #18132, #18714, #18714, #19264 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #26978 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #19640 (Unsightly Material)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #19740 (Trash Can)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #18388 (Inoperable Vehicle)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #103065 (Landscape Parking)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

- m. **ID #20910, #17971, #20598 (Duty of Maintenance)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. **ID #27050 (Trash Cans)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- o. **ID #20067, #107843 (Trailer)** – Recommendation of a \$25 weekly fine & 30-day pool suspension until the property is brought into compliance.
- p. **ID #105619, #20943 (Landscape Maintenance)** – Recommendation of a one-month extension to bring the properties into compliance.

MOTION (Cicala/Childress) to approve all covenants violations fines, suspensions and extensions as recommended by the Covenants Committee. Unanimously approved.

XV. Old Business:

None.

XVI. New Business:

- a. **Windmill Park Pool Deck Touch Up: MOTION (Cicala/DeLarge)** to approve the proposal from E-Konomy Pool to touch up pool deck texture in several spots, NTE \$700.00. Unanimously approved.
- b. **Windmill Park Office Storage Cabinets:** postponed.
- c. **River's Edge (Parcel 3) Park Furniture Replace: MOTION (Bracken/Childress)** to approve the proposal from HOA Playground Services to replace the two concrete benches at the River's Edge park, NTE \$2,636.18, per the Reserve Study. Postpone concrete trash can replacement due to good condition. Unanimously approved.

XVII. Manager Report:

- a. Ms. Boykin reported to Board: in January, 21 homes sold and closed in Continental Ranch and 5 homes sold and closed in Sunflower; Reserve Study annual update is in progress; Windmill Park pool pumps replaced; spa heater replaced; Community Center kiddie pool heater replaced; old pool furniture sold or donated; new pool furniture to be delivered February 22nd; spa resurface in progress; The Villas playground wood chips replenished; AAA Landscape preparing proposal for granite refresh; Territorial Sign Co. in process of obtaining Town of Marana permit to upgrade marquee to LED; and noted that the annual Easter Egg Hunt event canceled due to ongoing COVID-19 risk.

XVIII. Adjournment:

Meeting adjourned at 7:28 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for March 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