

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
March 16, 2021 at 6:45 P.M.
MEETING MINUTES

I. Roll Call/Quorum:

Directors present: Ms. Peggy Bracken, President (*via telephone*); Mr. Bill Cicala, 1st Vice-President; Mr. Bill Dawes, 2nd Vice-President; Mr. Doug Childress, Secretary; Ms. Rojanna Harvey, Treasurer; Ms. Connie DeLarge, Director at Large; and Mr. Fred Fisher, Director at Large. Also present: Ms. Ashley Boykin, Community Association Manager, and Ms. Paula Bellina, Assistant Manager. Clint Goodman, CRCA attorney, and four audience members were in attendance.

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/Dawes) to adopt the March 16, 2021 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: February 1, 2021 Landscape, February 3, 2021 Covenants, February 4, 2021 ARC and February 18, 2021 ARC. **MOTION (Childress/Dawes)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Childress/Dawes) to approve the February 16, 2021 Board Meeting and February 24, 2021 Special Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

Homeowner from Summer Sky Drive appealed to the Board requesting an extension to obtain off-site storage for his trailer that is currently in violation. Extension approved for ID #105756 until April 7, 2021.

IX. Homeowner Requests to Board:

- a. **Front Yard Tree Swing:** **MOTION (Dawes/Childress)** to approve tree swing attachment to remain in tree so long as swing is removed nightly and when not in use. Unanimously approved.
- b. **Playground Improvement:** postponed; management to get pricing.

X. Finance:

- a. Balance Sheet Report for February 28, 2021:** Operating Cash \$433,856.77; Total Cash Reserve \$1,202,579.94; Accounts Receivable \$63,160.77; Other Assets \$130,412.96; Pre-Paid Income Tax \$1,147.00; Pre-Paid Insurance \$2,600.00; February 28, 2021, Total Assets \$1,833,757.44.

XI. Architectural Review Committee:

- a. Committee Membership: MOTION (Cicala/Childress)** to table to Executive session. Unanimously approved.
- b. Revisions to Design Guidelines**
- i. Driveway: MOTION (Cicala/DeLarge)** to accept the revision as recommended by ARC; unanimously approved.
 - ii. Walls: MOTION (Harvey/Childress)** to accept the revision as recommended by ARC; unanimously approved.
 - iii. Flag Poles: MOTION (Childress/Dawes)** to accept the revision as recommended by ARC; unanimously approved.
 - iv. Gazebo; Storage Shed: MOTION (Childress/Fisher)** to accept the revision as recommended by ARC; unanimously approved.
 - v. ~~Garage Addition~~ (not recommended by ARC): MOTION (Childress/Cicala)** to table to Executive session. Unanimously approved.
 - vi. Guest Residence: MOTION (Dawes/Childress)** to recommend to ARC to leave the 'Guest Residence' section from the approved August 2019 Design Guidelines unedited. Unanimously approved.

XII. Landscape Committee:

- a. Long Creek Landscaping: MOTION (Childress/DeLarge)** to approve the proposal from AAA Landscape to install new plants, PVC irrigation and granite in the common area along North Long Creek Drive sidewalk, NTE \$7,618.65. Unanimously approved.
- b. Annual Landscape Granite Replenish: MOTION (Childress/Dawes)** to approve the proposal from AAA Landscape to replenish decomposed granite in 11 common areas at a depth of 1 inch, per the Reserve Study, NTE \$14,257.00. Unanimously approved.

XIII. 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, #42873 (ARC Violation)** – Recommendation of a \$50 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, #18132, #18132 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.

- g. **ID #18714, #18714, #19264 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #20598, #20910, #17971 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #19740 (Trash Cans)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #103065 (Landscape Parking)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #19778 (Landscape Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #105619 (Landscape Maintenance)** – Recommendation of a \$25 fine, 30-day pool suspension & lot clean up scheduled no sooner than 03/17/2021 if the property is not brought into compliance by 03/16/2021.
- m. **ID #18055, #18055 (ARC Violation)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. **ID #19967, #18017, #25483, #20158, #24947 (Duty of Maintenance)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- o. **ID #22935 (Duty of Maintenance)** – Recommendation of an extension until 04/07/2021.
- p. **ID #20851 (Inoperable Vehicle)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- q. **ID #20067, #67071, #105756, #19699, #105293, #18046 (Trailer)** – Recommendation of a \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.

ID #20158 (Duty of Maintenance) Extension Request: MOTION (Dawes/Fisher) to approve an extension until the following Board Meeting on April 20, 2021. Unanimously approved.

MOTION (Cicala/Childress) to approve all other covenants violations fines, suspensions and extensions as recommended by the Covenants Committee, except for IDs #105756 and #20158. Unanimously approved.

XIV. Old Business:

None.

XV. New Business:

- a. **Saguaro Aquatics Swim Lessons: MOTION (Childress/Harvey)** to approve the proposal from Saguaro Aquatics to conduct swim lessons in Continental Ranch so long as COVID-19 prevention measures are followed as presented. Unanimously approved.
- b. **2021 Pool Monitor Budget: MOTION (Childress/Dawes)** to approve the estimated budget for the 2021 pool monitor season. Unanimously approved.
- c. **Windmill Park Sport's Field Trash Can Replace:** postponed; more information requested.
- d. **Committee Charters & General Standards Review: MOTION (Childress/Harvey)** to table to Executive session. Unanimously approved.

XVI. Manager Report:

- a. Ms. Boykin reported to Board: in February, 16 homes sold and closed in Continental Ranch and 3 homes sold and closed in Sunflower; AAA Landscape replacing 10 dead plants at Copper Moon entry under warranty; Windmill Park pool reopened March 1st as scheduled and spa expected to reopen April 1st; Territorial Signs Co. submitted preliminary 'exhibit' documents to Town before applying for permit for marquee sign LED upgrade, and Association insurance coverage renewed with American Family.

XVII. Adjournment:

Meeting adjourned at 7:48 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for April 20, 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