

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
April 20, 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. Connie DeLarge, Director at Large; and Mr. Fred Fisher, Director at Large. Directors excused: Ms. Rojanna Harvey, Treasurer. Also present: Ms. Ashley Boykin, Community Association Manager, and Ms. Paula Bellina, Assistant Manager. Nine 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/Cicala) to adopt the April 20, 2021 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

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

VII. Approval of Board Meeting Minutes:

MOTION (Childress/DeLarge) to approve the March 16, 2021 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

Homeowner from Deserama Drive appealed to Board requesting extension for Duty of Maintenance violation. **MOTION (Cicala/Dawes)** to approve extension for ID #22935 until May 18, 2021; unanimously approved. Homeowner from Rawlins Way appealed to Board regarding their exterior lighting violation; extension approved for ID #42873 until May 18, 2021 to allow homeowner to submit photos for review to the following Covenants Committee meeting. Homeowner from Cosmic Sky Drive appealed pool incident. Homeowner from Stonebrook Drive gave update regarding their ARC violation.

IX. Homeowner Requests to Board:

- a. **Playground Improvement: MOTION (Bracken/DeLarge)** to approve addition of merry-go-round and teeter totter at the playground on Yellow Moon Drive and Veridian Drive if space allows, or just the merry-go-round if not. Unanimously approved.
- b. **Little Free Pantry: MOTION (Childress/Cicala)** to not approve addition of a Little Free Pantry in a Continental Ranch common area. Unanimously approved.
- c. **Pool Temperature Increase: MOTION (Cicala/Dawes)** to not approve increasing the temperature setting of the pool heaters from 82 degrees. Unanimously approved.

X. Finance:

- a. **Balance Sheet Report for March 31, 2021:** Operating Cash \$339,817.15; Total Cash Reserve \$1,209,693.87; Accounts Receivable \$57,258.35; Other Assets \$130,412.96; Pre-Paid Income Tax \$1,147.00; Pre-Paid Insurance \$2,600.00; March 31, 2021, Total Assets \$1,740,929.33.

XI. Architectural Review Committee:

- a. **Guidelines Revision Recommendation – ‘Guest Residence’:** MOTION (Bracken/DeLarge) to approve recommended revisions from ARC except that the word “*must*” be changed to “*should*”. Four in favor, one recused (Dawes) and one opposed (Childress); motion passed.
- b. **Homeowner Appeal of ARC Decision:** MOTION (Cicala/DeLarge) to approve variance for a detached garage addition per the submitted application with the condition that a permit from the Town of Marana is obtained. Five in favor and one opposed (Childress); motion passed.
- c. **Committee Membership:** MOTION (Childress/Cicala) to appoint Lucille Yuen to the Architectural Review Committee as recommended by the committee. Unanimously approved.

XII. Landscape Committee:

- a. **Committee Membership:** MOTION (Cicala/Childress) to appoint Brandt Smith and Alexis Stern to the Landscape Committee as recommended by the committee. 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 \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #18055, #59828 (ARC Violation)** – Recommendation of a \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #18055, #18055 (ARC Violation)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #18132 (Duty of Maintenance)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #18390 (Duty of Maintenance)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #19264 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #18714, #18714, #19264, #18132, #18132 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.

- i. **ID #20598, #17971 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #19967 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #22935 (Duty of Maintenance)** – Recommendation of an extension until 05/05/21.
- l. **ID #19740 (Trash Cans)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. **ID #103065 (Landscape Parking)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. **ID #26329, #79801 (Duty of Maintenance)** – Recommendation of a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- o. **ID #18114 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- p. **ID #84445, #103028 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

IDs #21203 & #20557 (Duty of Maintenance): MOTION (Childress/Dawes) to approve extension until the following Board Meeting on May 18, 2021. Unanimously approved.

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

XIV. Old Business:

- a. **Marquee Sign Replace:** Postponed.
- b. **Windmill Park Sport's Field Trash Can Replace: MOTION (Cicala/Dawes)** to approve the proposal from Tree Frogs to replace the trash can at the West end of the Windmill Park sport's field with a 32-gallon, polyethylene coated, green trash can, NTE \$838.52. Unanimously approved.
- c. **Windmill Park Office Storage Cabinets: MOTION (Cicala/Childress)** to approve the proposal from Goodmans Interior Solutions to install new storage cabinets in the Windmill Park office, NTE \$4,284.89. Unanimously approved.

XV. New Business:

- a. **Appoint Nominating Committee: MOTION (Bracken/DeLarge)** to nominate the following five members for the 2021 Nominating Committee: Dave Lawrence, Larry Lemieux, Clement DeLarge, Pat Casey and Steve Bracken. Unanimously approved.
- b. **Monument Lights (Phase 1) Replace: MOTION (Cicala/DeLarge)** to approve the proposal from Sovereign Electric to replace six monuments' lights throughout the community, per the Reserve Study, NTE \$3,250.00. Unanimously approved.

XVI. Manager Report:

- a. Ms. Boykin reported to Board: in March, 27 homes sold and closed in Continental Ranch and 7 homes sold and closed in Sunflower; common area turf in transition from winter rye to bermudagrass; flower beds will be changed out to vincas by May 3rd; AAA Landscape installed new PVC irrigation and landscape on Long Creek Drive; E-Konomy pool completed Windmill Park pool deck touch ups; Community Center pool scheduled to reopen May 17th; pool monitor hiring underway; April 10th Community Yard Sale a success, and a request from A.F. Sterling Home Builders for Board to review

and approve Sierra Pointe landscape plans; **MOTION (Cicala/Fisher)** to approve Sierra Pointe landscape plans as presented by A.F. Sterling Home Builders. Unanimously approved.

XVII. Adjournment:

Meeting adjourned at 8:18 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for May 18, 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