

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

**I. Roll Call/Quorum:**

Directors present: Ms. Peggy Bracken, President; Mr. Bill Cicala, 1<sup>st</sup> Vice-President; Mr. Bill Dawes, 2<sup>nd</sup> Vice-President; Mr. Doug Childress, Secretary; Ms. Connie DeLarge, Director at Large; and Mr. Fred Fisher, Director at Large. Directors absent: Ms. Rojanna Harvey, Treasurer. Also present: Ms. Ashley Boykin, Community Association Manager, and Ms. Paula Bellina, Assistant Manager. 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/Cicala)** to adopt the October 19, 2021 Board Meeting Agenda as presented. Unanimously approved.

**VI. Consent Agenda:**

The following committee meeting minutes were received: September 1, 2021 Covenants, September 2, 2021 ARC, and September 16, 2021 ARC (September 13, 2021 Landscape meeting canceled due to lack of quorum). **MOTION (Childress/Cicala)** to accept consent agenda. Unanimously approved.

**VII. Approval of Board Meeting Minutes:**

**MOTION (Dawes/Cicala)** to approve the September 21, 2021 Board Meeting Minutes as presented. Unanimously approved.

**VIII. Homeowner Forum:**

No comments were made by audience.

**IX. Homeowner Requests to Board:**

**a. Community Center Occupancy: MOTION (Cicala/Fisher)** to approve increasing interim reduced maximum occupancy for event rentals from 45 people to 75 people. Unanimously approved.

**b. Support of Protest:** Management instructed to email blast public hearing notice to residents to promote awareness of a proposed rezoning of two lots, which are in close proximity to CRCA.

**c. Windmill Park Pool**

- 1. Keep open through November 30<sup>th</sup>**
- 2. Keep open year round**
- 3. Only close December & January**
- 4. Raise Pool Temperature**

**MOTION (Fisher/Bracken)** to approve extending the closing date of the Windmill Park pool from November 1<sup>st</sup> to December 1<sup>st</sup> this year, and to analyze the cost-benefit at following board meetings. Discussion ensued and Mr. Cicala amended the motion to include raising the temperature setting of pool heaters from 82 to 85 degrees. Four in favor and two opposed (Dawes, Childress). Motion passed.

**X. Annual Meeting:**

Will be held on October 26, 2021 at 7:00 P.M. at the Coyote Trail Elementary School.

**XI. Finance:**

**a. Balance Sheet Report for September 30, 2021:** Operating Cash \$348,696.90; Total Cash Reserve \$1,286,464.37; Accounts Receivable \$40,902.51; Other Assets \$130,412.96; Pre-Paid Income Tax \$1,147.00; Pre-Paid Insurance \$2,600.00; September 30, 2021, Total Assets \$1,810,223.74.

**XII. Architectural Review Committee:**

- a. Solar Roof Tiles: MOTION (Cicala/Dawes)** to approve allowing solar roof tiles in Continental Ranch within the existing Design Guidelines requirements. Unanimously approved.
- b. Sierra Pointe Roof Tile Options: MOTION (Cicala/Bracken)** to approve the four roof tile options for Sierra Pointe Sub-Association as recommended by the ARC. Unanimously approved.
- c. Sierra Pointe Architectural Standards: MOTION (Cicala/Bracken)** to approve the following architectural standards for Sierra Pointe Sub-Association as recommended by the ARC: no more than three of the same elevations in a row and no more than two of the same exterior paint schemes in a row. Unanimously approved.

**XIII. Landscape Committee:**

No recommendations.

**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 #18132 (Duty of Maintenance)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- c. ID #18132, #18132 (Duty of Maintenance)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- d. ID #19967 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. ID #79801, #20557, #85559 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. ID #84445 (Unsightly Materials)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.

- g. **ID #18340, #108761 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #19200 (Unsightly Materials)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #41861 (Landscape Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #102774 (Landscape Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #19257 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #106716 (Duty of Maintenance)** – Recommendation of an extension until 11/03/2021.
- m. **ID #83081, #105301 (Landscape Maintenance)** – Recommendation of one-time \$25 fine, 30-day pool suspension & lot cleanup scheduled no sooner than 10/20/21 to be charged to the account if the property is not brought into compliance by 10/19/21.
- n. **ID #40756, #105357 (Trailer)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.

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

**XV. Old Business:**

No old business.

**XVI. New Business:**

- a. **Twin Peaks Overhead Encroachment: MOTION (Childress/Dawes)** to approve the proposal from Brijer Resources to elevate and thin the overhanging trees on Twin Peaks Rd. between Coachline Blvd. and Silverbell Rd. as requested by the Town of Marana, NTE \$4,000.00. Unanimously approved.
- b. **Twin Peaks Median Sight Obstruction: MOTION (Dawes/Childress)** to approve removing all ‘giant hesperaloe’ plants in the Twin Peaks Rd. median between Clover Way and Palm Canyon Dr. as requested by the Town of Marana. Unanimously approved.
- c. **Management Contract Renewal: MOTION (Bracken/DeLarge)** to approve the annual renewal of management contract with HOA Management Solutions, at same rate as previous year. Unanimously approved.

**XVII. Manager Report:**

- a. Ms. Boykin reported to Board: in September, 23 homes sold and closed in Continental Ranch and 5 homes sold and closed in Sunflower; select turf currently in transition to winter rye grass; AAA Landscape working with Sierra Pointe site developers to mitigate irrigation issues due to construction; flowerbeds to be swapped out with Snapdragons; WP paver repair job completed by AAA Landscape; concrete edging repair job behind baseball field to be completed this month by Strongbuilt; WP pool area security camera ‘wireless bridge’ relocated by Connect Security; Phobos Park wood chips replenished, River’s Edge shade screen replaced, and new play equipment installed at Parcel 16 pocket park by Tree Frogs; full refund of 50% down payment received from Blue Ribbon a Brick Paver Specialist; Coyote Crossing monument repair in progress by Territorial Sign Co.; playground sand rototill/sifting being scheduled with AAA Landscape; El Grupo Cycling thanked the

Board for supporting their Fall Fondo; family chosen for 2021 Adopt-A-Family Gift Card Drive; and Photos with Santa canceled this year due to covid concerns.

**XVIII. Adjournment:**

Meeting adjourned at 7:32 P.M. Executive Session to follow.

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

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Doug Childress, Secretary

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