

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
January 18, 2022 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, Treasurer; Mr. Fred Fisher, Director at Large; and Mr. Brandt Smith, Director at Large. Also present: Ms. Ashley Boykin, Community Association Manager; and Ms. Sharon Duarte, Office Accounts Manager. One audience member was 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 (Dawes/Childress) to adopt the January 18, 2022 Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: December 1, 2021 Covenants, December 2, 2021 ARC, December 6, 2021 Landscape, and December 16, 2021 ARC. **MOTION (Childress/Dawes)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Childress/Cicala) to approve the December 21, 2021 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

None.

IX. Homeowner Requests to Board:

a. **Postpone 2022 Easter Event** – No action taken.

X. Finance:

- a. Balance Sheet Report for December 31, 2021:** Operating Cash \$182,080.23; Total Cash Reserve \$1,319,447.24; Accounts Receivable \$97,797.43; Other Assets \$130,412.96; Pre-Paid Income Tax \$1,147.00; Pre-Paid Insurance \$2,600.00; December 31, 2021, Total Assets \$2,228,766.52.
- b. Synchrony Bank CD Account: MOTION (Bracken/Childress)** to approve closing the reserve CD account at Synchrony Bank and depositing funds into reserve ICS money market account at Alliance Association Bank. Unanimously approved.
- c. PNC Bank Money Market & Checking Accounts: MOTION (Childress/ Cicala)** to approve closing the reserve accounts at PNC Bank and depositing funds into reserve ICS money market account at Alliance Association Bank.
- d. US Bank Money Market Account: MOTION (Cicala/Childress)** to approve closing the reserve account at US Bank and depositing funds into reserve ICS money market account at Alliance Association Bank.

XI. Activities

- a. 2022 Easter Event: MOTION (Childress/Smith)** to approve the 2022 Easter Event proposal as presented.

XII. Architectural Review Committee:

- a. Design Guidelines Revision – Flag & Flagpoles: MOTION (Bracken/Smith)** to revise the Design Guidelines section for ‘Flags & Flagpoles’ as recommended by the Architectural Review Committee. Unanimously approved.

XIII. Landscape Committee:

- a. Mesquite Grove Common Area – Landscaping: MOTION (Cicala/Bracken)** not to approve the proposal from AAA Landscape to install landscaping and irrigation in the vacant common area on Idle Wild Drive and Long Creek Drive, NTE \$23,548.50. Unanimously approved. Management asked to contact nearby homeowners for feedback and then request additional designs from AAA Landscape.
- b. Eliminate Mask Mandate: MOTION (Childress/Smith)** to approve eliminating the mask mandate for Landscape Committee meetings. Four opposed and three in favor (Dawes, Childress, Smith). Motion defeated.

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 #85553 (ARC Violation) – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.**
- c. ID #109902 (ARC Violation) – Recommendation of an extension until 02/15/2022.**
- d. ID #70509 (ARC Violation) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.**
- e. ID #18132, #18132, #18132 (Duty of Maintenance) – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.**
- f. ID #19967 (Duty of Maintenance) – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.**

- g. ID #79801 (Duty of Maintenance) – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- h. ID #85559 (Duty of Maintenance) – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. ID #106716, #20659, #19682, #106633 (Duty of Maintenance) – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. ID #112735, #112655, #20720, #107745 (Duty of Maintenance) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. ID #20557, #20690, #18014 (Duty of Maintenance) – Recommendation of an extension until 02/02/2022.
- l. ID #109358 (Unsightly Materials) – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. ID #105368 (Landscape Maintenance) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. ID #82961 (Trash Cans) – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- o. ID #105531 (Trash Cans) – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- p. ID #21507 (Landscape Maintenance) – Recommendation of \$25 monthly fine & 30-day pool suspension and a lot cleanup scheduled no sooner than 01/19/2022 to be charged to account if the property is not brought into compliance by 01/18/2022.
- q. ID #60856 (Landscape Parking) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

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

XV. Old Business:

- a. **Community Center Main Pool Heaters Replace: MOTION (Cicala/Dawes)** to approve the proposal from Oasis Pool to replace 2 out of 3 community center main pool heaters per the Reserve Study, NTE \$10,835.76. Four in favor and three opposed (Bracken, Dawes, Fisher). Motion passed.
- b. **Asphalt Seal & Repair: MOTION (Bracken/Dawes)** to approve option #1 proposal from Bates Paving to repair and reseal the asphalt at the main, west and community center parking lots per the Reserve Study using standard sealer, NTE \$12,320.00. Unanimously approved.

XVI. New Business:

- a. **Insurance Policy Renewal: MOTION (Bracken/Dawes)** to approve the Businessowners and Commercial Liability Umbrella insurance policies with American Family Insurance for 2022-2023, NTE \$5,186.77. Unanimously approved.
- b. **Pool Key System Upgrade: MOTION (Cicala/Bracken)** to approve option A to update the current pool key system in order to prevent data loss via server upgrade, NTE \$1,200.00. Unanimously approved.

XVII. Manager Report:

- a. Ms. Boykin reported to Board: in December, 31 homes sold and closed in Continental Ranch and 6 homes sold and closed in Sunflower; upper tree pruning underway by Brijer Resources with an estimated completion date of February 18th; payment was mailed to Tucson Water for the new irrigation meter at Mesquite Grove common area; all pool/spa/splash pad filters' sand will be replaced next week; splash deck repairs and repaint scheduled for February 2nd - 4th; waiting for corrected Southwest Gas bills for WP pool expense information; WP office exterior painting is scheduled for the week of January 24th; interior painting to be completed February 19th - 21st office will be closed on the 21st; exterior sconce and canned lighting to be replaced by January 25th; and 2022-2023 Reserve Study is in progress with Associations Reserves.

XVIII. Adjournment:

Meeting adjourned at 7:35 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for February 15, 2022 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