

Continental Ranch Community Association  
Board of Directors Meeting  
at the Community Center  
March 15, 2022 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. Doug Childress, Secretary; Ms. Connie DeLarge, Treasurer; and Mr. Brandt Smith, Director at Large. Also present: Ms. Ashley Boykin, Community Association Manager; and Ms. Paula Bellina, Assistant Manager. Directors present via phone: Mr. Bill Dawes, 2nd Vice-President and Mr. Fred Fisher, Director at Large. Seven 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.

**V. Adopt the Agenda:**

**MOTION (Cicala/Childress)** to adopt the March 15, 2022 Board Meeting Agenda. Unanimously approved.

**VI. Consent Agenda:**

The following committee meeting minutes were received: February 2, 2022 Covenants, February 3, 2022 ARC, February 7, 2022 Landscape and February 17, 2022 ARC. **MOTION (Childress/Cicala)** to accept consent agenda. Unanimously approved.

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

**MOTION (Childress/Cicala)** to approve the February 15, 2022 Board Meeting Minutes as presented. Unanimously approved.

**VIII. Homeowner Forum:**

Homeowner from Sunset Mountain Drive discussed a pool incident warning that he received and wanted to dispute.

**IX. Homeowner Requests to Board:**

- a. **Sunflower Community Use of CRCA Pools:** Sunflower's Pool Committee Chairperson, Pat Blaszyk-Peterson, asked the Board to consider changing how the 14 days of use at the CRCA pools are counted. The Board did not approve changing the current Sunflower Special Use Fee policy. Ms.

Blaszick-Peterson thanked the Board for their time and said she will relay this information to the Sunflower residents.

- b. **Sonoran Vista Common Area Wedding Ceremony: MOTION (Cicala/Smith)** to allow residents Kyle Mitzner & Sophia Lloyd-Thomas use of the Sonoran Vista common area to hold a wedding ceremony. Unanimously approved.

**X. Finance:**

- a. **Balance Sheet Report for February 28, 2022:** Operating Cash \$448,553.51; Total Cash Reserve \$1,346,272.91; Accounts Receivable \$53,292.59; Other Assets \$124,897.96; Pre-Paid Income Tax \$1,097.00; Pre-Paid Insurance \$2,600.00; February 28, 2022, Total Assets \$1,976,713.97.

**XI. Landscape Committee:**

- a. **Mesquite Grove Common Area Backflow: MOTION (Cicala/Childress)** to approve the proposal from AAA Landscape to install a backflow at the Mesquite Grove common area, NTE \$2,380.00. Unanimously approved.
- b. **Windmill Park Baseball Field Refurbish: MOTION (Cicala/Smith)** to approve the proposal from AAA Landscape to refurbish the Windmill Park baseball field and convert to skinned infield, NTE \$39,853.20. Six in favor and one opposed (Childress). Motion passed.
- c. **Windmill Park Pool Area Artificial Turf: MOTION (Cicala/Smith)** to approve the proposal from AZ Luxury Lawns & Greens to install one new section and replace one existing section of artificial turf in Windmill Park pool area, NTE \$689.19. Unanimously approved.

**XII. 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 \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. ID #70509 (ARC Violation) – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. ID #18132, #18132, #18132 (Duty of Maintenance) – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- e. ID #19967, #106716, #20659 (Duty of Maintenance) – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- f. ID #79801, #85559 (Duty of Maintenance) – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- g. ID #20690, #112735, #112655, #20720, #107745 (Duty of Maintenance) – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. ID #18014, #101722, #34480 (Duty of Maintenance) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. ID #105368 (Landscape Maintenance) – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. ID #105531 (Trash Cans) – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. ID #43987 (Landscape Maintenance) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance. Lot cleanup scheduled 03/16/2022.

- l. ID #20231 (ARC Violation) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. ID #32428, #108768 (Duty of Maintenance) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. ID #105368 (Unsightly Materials) – Recommendation of \$25 monthly 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.

**XIII. Old Business:**

None.

**XIV. New Business:**

- a. **Management Contract Amendment: MOTION (Cicala/Childress)** to approve the contract amendment with HOA Management Solutions to increase contract fees as presented, NTE \$32,500.00/month, effective April 1, 2022. Unanimously approved.
- b. **Saguaro Aquatics Swim Lessons: MOTION (Cicala/Childress)** to approve the renewal of Saguaro Aquatics swim lessons for 2022. Unanimously approved.
- c. **Windmill Park Pool Deck Repairs: MOTION (Cicala/Smith)** to approve the proposal from E-Konomy Pool to touch up the deck at the Windmill Park pool, NTE \$750.00. Unanimously approved.
- d. **Community Center Security Light Addition: MOTION (Cicala/Smith)** to approve the proposal from Sovereign Electric to install a security light near the trash can area of the community center, NTE \$1,500.00. Unanimously approved.
- e. **Sonoran Winds Park Furniture and Equipment Replace: MOTION (Cicala/Smith)** to approve the proposal from Tree Frogs Playground Company to replace the Sonoran Winds Park furniture and play equipment, NTE \$18,064.13, per the Reserve Study. Unanimously approved.
- f. **Phobos Park Furniture Replace: MOTION (Cicala/Childress)** to approve the proposal from Tree Frogs Playground Company to replace the Phobos Park furniture, NTE \$6,236.01, per the Reserve Study. Unanimously approved.
- g. **Richmond Estates Parcel Name Change: MOTION (Cicala/Childress)** to approve getting feedback from Parcel 51 residents regarding changing the Parcel name from 'Richmond Estates' to something different. Management will mail a survey to Parcel 51 homeowners and bring results to April Board meeting. Unanimously approved.

**XV. Manager Report:**

Ms. Boykin reported that in February 15 homes sold/closed in CRCA & 1 homes sold/closed in Sunflower, AAA Landscape replenished landscape granite in community center landscaping and billed A.F. Sterling Home Builders, annual upper tree pruning completed March 3<sup>rd</sup>, cochineal scale and crabgrass scheduled to be treated the week of March 15<sup>th</sup>, Twin Peaks median lantana replacements scheduled for week of March 28<sup>th</sup>, landscape granite refresh scheduled to begin early April at Windmill Park, dead/missing plants on Long Creek Drive were replaced under warranty on March 10<sup>th</sup>, Keri Pool Key System was updated and is running properly, Windmill Park pool reopened March 1st, Windmill Park interior office

painting completed February 21<sup>st</sup>, asphalt reseal and repair of Windmill Park west and community center parking lots re-scheduled to April 9<sup>th</sup> - 10<sup>th</sup>, and CRCA's Easter Festival scheduled for April 16<sup>th</sup> from 10:00am - 1:00pm.

**MOTION (Bracken/Cicala)** to approve increasing the minimum threshold in the Reserve Study from \$1,000.00 to \$2,000.00. Unanimously approved.

**XVI. Adjournment:**

Meeting adjourned at 7:56 P.M. Executive Session to follow.

**Next Board of Directors Meeting scheduled for April 19, 2022 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*