

Continental Ranch Community Association  
Board of Directors Meeting  
at the Community Center  
April 19, 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. 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. Paula Bellina, Assistant Manager and three 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 (Childress/Cicala)** to adopt the April 19, 2022 Board Meeting Agenda. Unanimously approved.

**VI. Consent Agenda:**

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

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

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

**VIII. Homeowner Forum:**

Homeowners from Atolia Drive and Yarbough Drive discussed receiving covenants compliance notices for flying a flag that was not on the Design Guidelines approved flags list. The Board explained to them that to be fair for all Homeowners in the community, we have listed specific flags allowed to be visibly flown. Homeowner from Weather Hill Drive wanted to discuss why Republic Services is no longer allowed to be a trash service provider in Continental Ranch. The Board explained that the Association tried to work with Republic Services on switching back their pickup days to Mondays and Thursdays, but they would not. Trash pickup days are only allowed on Monday's and Thursdays.

**IX. Homeowner Requests to Board:**

- a. **Community Center Pool Months of Operation:** The Board reviewed and discussed a request asking that they consider keeping the Community Center pool open through the month of September. Based on the lack of pool use, and the cost to maintain the pool the Board denied the request. **MOTION (Cicala/Childress)** Unanimously approved.
- b. **Trim Tree in Town of Marana Wash:** The Board reviewed and discussed a request to trim a tree belonging to the Town of Marana, the request was denied. **MOTION (Cicala/Childress)**

**X. Finance:**

- a. **Balance Sheet Report for March 31, 2022:** Operating Cash \$377,879.76; Total Cash Reserve \$1,310,580.37; Accounts Receivable \$49,123.15; Other Assets \$124,897.96; Pre-Paid Income Tax \$1,097.00; Pre-Paid Insurance \$2,600.00; March 31, 2022, Total Assets \$1,866,178.24.

**XI. Landscape Committee:**

- a. **Mesquite Grove Common Area Landscaping: MOTION (Cicala/Childress)** to approve the proposal from AAA Landscape to plant (3) fruitless olive trees and (1) concrete bench at the Mesquite Grove common area, NTE \$4,663.00. 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 #20231 (ARC Violation) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. ID #18132, #18132, #18132, #19967, #106716 (Duty of Maintenance) – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- d. ID #20659, #20690, #107745 (Duty of Maintenance) – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- e. ID #85559 (Duty of Maintenance) – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- f. ID #101722 (Duty of Maintenance) – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. ID #105368 (Landscape Maintenance) – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. ID #24947 (ARC Violation) Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. ID #105520, #20659, #24188, #88980, #19778, #26167 (Duty of Maintenance) Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. ID #23028 (Landscape Maintenance) Recommendation of an extension until 05/04/2022.
- k. ID #90053 (Trash Cans) Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. ID #18918, #43946 (Trailer) Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.

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

**XIII. Old Business:**

- a. Richmond Estates Parcel Name Change: **MOTION (Bracken/DeLarge)** to approve changing the name of Parcel 51 from Richmond Estates to Bobcat Pass Estates. Unanimously approved.

**XIV. New Business:**

- a. **Appoint Nominating Committee: MOTION (Bracken/DeLarge)** to nominate the following five members for the 2022 Nominating Committee. Pat Casey, Rojanna Harvey, Dave Lawrence, Larry Lemieux, and Jeff Williams. Unanimously approved.
- b. **Community Center Trash Can Access: MOTION (Cicala/Dawes)** to postpone until next Board meeting on May 17, 2022. Unanimously approved.
- c. **Desert Vista Monument Wall Repair: MOTION (Childress/Cicala)** to approve the proposal from Territorial Sign Co. to repair the damaged wall on the Desert Vista monument, NTE \$500.00. Unanimously approved.

**XV. Manager Report:**

- a. Ms. Bellina reported that in March 20 homes sold/closed in CRCA & 11 homes sold/closed in Sunflower, AAA Landscape replenished Decomposed granite at Windmill Park, Backflow covers will be stored for the summer, all turf will be dethatched, aerated, and fertilized as soon as the night temperatures are closer to 65 degrees, flower beds will be switched out from snap dragons to vincas, deep root injections for all trees and weevil pesticide for all agaves has been started, the Easter Festival held on April 16, 2022 was a huge success with close to 1200 residents in attendance, Windmill Park pool deck repairs were postponed by E-Konomy Pools and rescheduled for April 20, 2022, pool monitors have been hired and will begin working May 16, 2022, Southwest Pest Solutions has been monitoring the wasps at the Windmill Park pool, Windmill Park West and Community Center parking lots repair and reseal was completed on May 9, 2022, Phobos Park and Sonoran Winds park equipment and furniture should be completed by August 2022.
- b. **MOTION (Cicala/Bracken)** to gift each of the Management staff \$100.00 gift cards for working the day of the Easter Festival. Unanimously approved.

**XVI. Adjournment:**

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

**Next Board of Directors Meeting scheduled for May 17, 2022 at 6:45 P.M. at the Community Center.**

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Doug Childress, Secretary

*Minutes submitted by Paula Bellina, Assistant Manager as approved by the Board of Directors*