

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
May 17, 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; Mr. Fred Fisher; Director at Large and Mr. Brandt Smith; Director at Large. Also present: Ms. Paula Bellina, Assistant Manager; and four audience members were in attendance. Directors Excused: Ms. Connie DeLarge, Treasurer.

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/Smith) to adopt the May 17, 2022 Board Meeting Agenda. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: April 4, 2022 Landscape, April 6, 2022 Covenants, April 13, 2022 ARC and April 27, 2022 ARC. **MOTION (Childress/Smith)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Childress/Cicala) to approve the April 19, 2022 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum: None.

IX. Homeowner Requests to Board:

a. ARC Appeal; Paint: The Board reviewed and approved the ARC application for body paint and trim paint on the vigas. **MOTION (Childress/Smith)** Unanimously approved.

b. No School Parking Signage: The Board reviewed and discussed a request to install signage on an Association common area to not allow school drop-off and pick-up parking, the request was denied. The Board informed the residents that the Association cannot install a sign, as the streets are public and maintained by the Town of Marana. A couple of Board members said they would attend the next Town Council meeting to ask what can be done for the next school season in help control traffic. **MOTION (Cicala/Childress)** Unanimously approved.

X. Finance:

- a. Balance Sheet Report for March 31, 2022:** Operating Cash \$651,529.41; Total Cash Reserve \$1,312,101.44; Accounts Receivable \$40,905.59; Other Assets \$124,897.96; Pre-Paid Income Tax \$1,097.00; Pre-Paid Insurance \$2,600.00; March 31, 2022, Total Assets \$2,133,131.40.

XI. Landscape Committee: None.

XII. Covenants Committee:

- a. ID #84445 (ARC Violation)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.**ID #20231 (ARC Violation)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- b. ID #24947 (ARC Violation)** Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. ID #18132, #18132, #18132, #19967, #20659, #106716 (Duty of Maintenance)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- d. ID #79801 (Duty of Maintenance)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- e. ID #101722 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. ID #105368 (Landscape Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. ID #105520, #20659, #24188, #19778, #92340, #23210 (Duty of Maintenance)** Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. ID #23028 (Landscape Maintenance)** Recommendation of \$25 monthly fine & 30-day pool suspension. Lot cleanup to be scheduled no sooner than 05/18/2022 and charged to the owners account if property is not brought into compliance by 05/17/2022.
- i. ID #18689 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

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

- j. MOTION (Bracken/Cicala)** to appoint Mr. John Abraham to the Covenants Committee. Unanimously approved.

XIII. Old Business: None.

XIV. New Business:

- a. American Conditioned Air Service Agreement: MOTION (Cicala/Fisher)** to approve the 2022-2023 American Conditioned Air service agreement at a cost not to exceed \$1,154.00. Unanimously approved.
- b. Windmill Park Pool Deck Resurface, Seal & Repair: MOTION (Childress/Cicala)** to request revised proposals from contractors to include resurfacing both pool decks, will revisit at the next Board meeting on June 21, 2022. Unanimously approved.

- c. **Community Center Pool Deck Seal/Repair: MOTION (Childress/Cicala)** to request revised proposals from contractors to include resurfacing both pool decks, will revisit at the next Board meeting on June 21, 2022. Unanimously approved.

XV. Manager Report:

- a. Ms. Bellina reported that in March 26 homes sold/closed in CRCA & 13 homes sold/closed in Sunflower, community center pool was drained, two broken drains were replaced, and pool opened on schedule May 16th, the kiddie pool gate had repairs made due to rust damage, Southwest Pest Solutions has been on site at both pools and community parks to treat for wasp nests, paving touch-ups at windmill parking lot being completed by Bates Paving at no cost.

XVI. Adjournment:

Meeting adjourned at 8:07 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for June 21, 2022 at 6:45 P.M. at the Community Center.

Doug Childress, Secretary

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