

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
June 21, 2022 at 6:45 P.M.
MEETING MINUTES

I. Roll Call/Quorum:

Directors present: Ms. Peggy Bracken, President; Mr. Bill Dawes, 2nd Vice-President Mr. Doug Childress, Secretary; Mr. Fred Fisher, Director at Large; and Mr. Brandt Smith, Director at Large. Directors Excused: Mr. Bill Cicala, 1st Vice-President, and Ms. Connie DeLarge, Treasurer. 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/Smith) to adopt the June 21, 2022 Board Meeting Agenda. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: May 2, 2022 Landscape, May 4, 2022 Covenants, May 11, 2022 ARC and May 25, 2022 ARC. **MOTION (Childress/Smith)** to accept consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Childress/Smith) to approve the May 17, 2022 Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

a. Two homeowners from Sonoran Winds, Parcel 28, were in attendance to discuss the current covenants enforcement policy, easement rights, and to discuss weeds and street parking concerns.

IX. Homeowner Requests to Board:

a. **ID#21507 Violation Fines: MOTION (Bracken/Childress)** to not approve the request to waive violation fines for the account. Unanimously approved.

X. ARC:

- a. **Design Guidelines Pool/Spa Draining Update: MOTION (Childress/Bracken)** to approve the request from the Town of Marana to amend the Design Guidelines section for Pool/Spa Draining as it is no longer required from the Town to verify the water standard with a test kit. Unanimously approved.

XI. Finance: Balance Sheet Report for May 31, 2022: Figures not available as of meeting date; to be presented at July 19, 2022 board meeting.

XII. Landscape Committee: None.

XIII. 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 #24947 (ARC Violation) – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.**
- c. **ID #18132, #18132, #18132, #19967, #20659, #79801 (Duty of Maintenance) – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.**
- d. **ID #101722 (Duty of Maintenance) – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.**
- e. **ID #105520, #20659, #24118, #19778, #106716 (Duty of Maintenance) – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.**
- f. **ID #92340 (Duty of Maintenance) Recommendation of \$25 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 #91115 (Landscape Maintenance) Recommendation of \$25 monthly fine & 30-day pool suspension**

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

XIV. Old Business:

- a. **Windmill Park Pool Deck Resurface, Seal & Repair: MOTION (Childress/Fisher)** to approve the proposal from Backyard Boulders to resurface, seal & repair the Windmill Park pool deck, NTE \$67,014.00. Unanimously approved.
- b. **Community Center Pool Deck Seal/Repair: MOTION (Childress/Fisher)** to approve the proposal from Backyard Boulders to resurface, seal & repair the Community Center pool deck, NTE \$67,013.00. Unanimously approved.

XV. New Business:

- a. **Tree Removal: MOTION (Childress/Bracken)** to approve the proposal from Brijer Resources to remove and stump grind a mesquite tree located on Silverbell Road and Silver Moon Way, NTE \$3,000.00. Unanimously approved.

- b. Windmill Park Exterior Wall Paint: MOTION (Childress/Fisher)** to approve the proposal from Approved Painting to repaint the exterior wall next to the Windmill Park baseball field, NTE \$1,233.00. Unanimously approved.

XVI. Manager Report:

- a.** Ms. Bellina reported that in April 25 homes sold/closed in CRCA & 13 homes sold/closed in Sunflower; second late fee notices had been mailed to residents; both community pools open and running smoothly; trees installed for the Mesquite Grove common area project – concrete bench ordered and will be here in 8 weeks, and Windmill Park baseball field refurbish project to be completed by June 27th.

XVII. Adjournment:

Meeting adjourned at 7:45 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for July 19, 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