

Continental Ranch Community Association  
Board of Directors Meeting  
at the Community Center  
August 16, 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 Manager, and Ms. Paula Bellina, Assistant Manager. Six 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:**

Mr. Clint Goodman, Attorney for CRCA was in attendance.

**IV. President's Message:**

No message given.

**V. Adopt the Agenda:**

**MOTION (Childress/DeLarge)** to adopt the August 16, 2022, Board Meeting Agenda as presented. Unanimously approved.

**VI. Consent Agenda:**

The following committee meeting minutes were received: July 6, 2022, Covenants; July 7, 2022, Nominating; July 7, 2022, ARC; July 11, 2022, Landscape; and July 21, 2022, ARC. **MOTION (Childress/DeLarge)** to accept consent agenda. Unanimously approved.

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

**MOTION (Childress/DeLarge)** to approve the July 19, 2022, Board Meeting Minutes as presented. Unanimously approved.

**VIII. Homeowner Forum:**

Homeowner, Ms. Sharon Foltz, introduced herself and expressed her concerns regarding the Landscape Committee and its chairperson, Mr. John Lambert. Ms. Foltz also requested that CRCA consider implementing landscaping 'best practices' developed by the University of Arizona and move towards more native plants to save water and reduce costs to the association. Homeowner, Mr. Dean Ciarniello, requested that the Board reconsider keeping one or both pools open and heated year-round. The Board advised Mr. Ciarniello that the topic will be included on the September 20, 2022, board meeting agenda for discussion.

**IX. Homeowner Requests to Board:**

- a. Robert's Rules of Order: MOTION (Bracken/Childress)** to not approve the request to adopt Robert's Rules of Order for all CRCA meetings. Unanimously approved.
- b. Duty of Maintenance Enforcement for Commercial Properties:** Management asked to inspect the Fry's parking lot for Duty of Maintenance violations and to provide an assessment to the following Covenants Committee meeting on September 7, 2022.

**X. Finance:**

- a. Balance Sheet Report for July 31, 2022:** Operating Cash \$601,714.78; Total Cash Reserve \$1,347,179.23; Accounts Receivable \$63,971.94; Other Assets \$124,897.96; Pre-Paid Income Tax \$1,097.00; Pre-Paid Insurance \$2,600.00; July 31, 2022, Total Assets \$2,141,460.91.
- b. 2022-2023 Annual Budget: MOTION (Fisher/Cicala)** to approve the 2022-2023 Annual Budget as presented. Unanimously approved.

**XI. Slate of Candidates:**

Board meets August 26, 2022, at 5:00 P.M. in the Windmill Park office conference room to certify slate.

**XII. Election Committee Appointment:**

**MOTION (Bracken/Childress)** to appoint the following five members to the 2022 Election Committee: Pat Casey, Jeff Williams, Larry Lemieux, Jim Gilbert, and Dianne Kerns. Unanimously approved.

**XIII. Architectural Review Committee:**

No recommendations.

**XIV. Landscape Committee:**

- a. AAA Landscape Performance Review Update:** The Landscape Committee discussed notable improvements seen in the landscape since the July 11<sup>th</sup> committee meeting and does not recommend having management begin collecting bids from other landscape companies at this time. No action taken by the Board.
- b. Landscape Committee Member Removal: MOTION (Childress/Dawes)** to approve allowing Mr. John Lambert to remain on the Landscape Committee, as recommended by the Landscape Committee. Four opposed and three in favor (Childress, Dawes & Smith); motion defeated. **MOTION (Bracken/DeLarge)** to remove Mr. Lambert from the Landscape Committee; discussion followed. Four in favor and three opposed (Childress, Dawes & Smith); motion passed.

**XV. 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 #18132, #18132, #18132, #79801 (Duty of Maintenance)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- c. ID #106716 (Duty of Maintenance)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- d. ID #101722 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. ID #24188 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.

- f. **ID #92340 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #109357, #19079, #107745 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #114797, #19954 (Landscape Maintenance)** – Recommendation of one-time \$25 fine, 30-day pool suspension & lot cleanup scheduled no sooner than 08/17/22 to be charged to the account if the property is not brought into compliance by 08/16/22.
- i. **ID #105504, #34483, #19001 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #59828, #29232, #19072 (Landscape Maintenance)** – Recommendation of one-time \$25 fine and 30-day pool suspension until property is brought into compliance.
- k. **ID #114691 (Landscape Maintenance)** – Recommendation of an extension until 09/07/2022.
- l. **ID #109358 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. **ID #100492, #40765 (Trailer)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.

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

- n. **Cost increase for Lot Clean Ups: MOTION (Cicala/Childress)** to approve the cost increase for front yard lot clean ups by La Cholla Landscaping from \$130.00 to \$155.00, as recommended by the Covenants Committee. Unanimously approved.

**XVI. Old Business:**

- a. **Baseball Field Bases Replace: MOTION (Cicala/Childress)** to not approve replacing current permanent bases with break away bases. Unanimously approved.

**XVII. New Business:**

- a. **Windmill Park Baseball Field 'No Dogs' Signs: MOTION (Childress/Cicala)** to approve replacing current Windmill Park Baseball Field 'No Dogs' signs with two new signs with updated verbiage, size 24" x 36", NTE \$292.00. Unanimously approved.

**XVIII. Action-In-Lieu:**

- a. **Community Center Remediation Services: MOTION (Childress/Cicala)** to approve the proposal from Green Home Solutions, company owned by Fred Fisher (CRCA Board of Director), to perform remediation services at the community center due to a condensate drain leak in the back-room ceiling, NTE \$1,670.00

**XIX. Manager Report:**

- a. Ms. Boykin reported that in July, 25 homes sold/closed in CRCA & 5 homes sold/closed in Sunflower; Windmill Park baseball field break away bases and outdoor storage chest approved at July 19, 2022 Board Meeting were not purchased after receiving additional feedback from local little leagues; community center pool scheduled to close for the season after Labor Day, September 5<sup>th</sup>; Windmill Park pool area roof tiles sprayed by Southwest Pest Solutions for wasps; both pools deck resurfacing projects being scheduled to begin in January; AAA Landscape advised inventory too low to replace

vincas in flowerbeds, but will apply equal credit towards ongoing irrigation repairs; new bench for Mesquite Grove common area to be installed August 19<sup>th</sup>; community center remediation for water damage completed August 12<sup>th</sup> by Green Home Solutions and texture and paint completed by Approved Painting; and Meet the Candidates Night is scheduled for September 20<sup>th</sup>, 6:00 P.M., at the community center.

**XX. Adjournment:**

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

**Next Board of Directors Meeting scheduled for September 20, 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*