

Continental Ranch Community Association  
Board of Directors Meeting  
at the Community Center  
September 20, 2022 following 'Meet the Candidates Night'  
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. Nine audience members were in attendance.

**II. Call to Order:**

Ms. Peggy Bracken, President, called the meeting of the Board of Directors to order at 6:46 P.M.

**III. Guests:**

None scheduled.

**IV. President's Message:**

No message given.

**V. Adopt the Agenda:**

**MOTION (Childress/Smith)** to adopt the September 20, 2022, Board Meeting Agenda as presented. Unanimously approved.

**VI. Consent Agenda:**

The following committee meeting minutes were received: August 1, 2022, Landscape; August 3, 2022, Covenants; August 4, 2022, ARC; and August 18, 2022, ARC. **MOTION (Cicala/Smith)** to accept the consent agenda. Unanimously approved.

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

**MOTION (Childress/DeLarge)** to approve the August 16, 2022, Board Meeting and August 26, 2022 Slate of Candidates Meeting Minutes as presented. Unanimously approved.

**VIII. Homeowner Forum:**

Mr. Valenzuela from West Tombstone Way requested that his appeal of the ARC's decision to deny their gate for being made of corrugated metal be discussed in open meeting rather than Executive. Discussion ensued and the Board agreed that covering the gate with an approved material such as wood so that the corrugated metal cannot be seen from neighboring properties would be acceptable.

**IX. Homeowner Requests to Board:**

**a. Pool Season Extension Requests: MOTION (Cicala/Bracken)** to table the vote on whether or not to extend the Windmill Park pool season to item 'a' under 'New Business'. Motion passed with five in favor and two opposed (Childress & Dawes).

**X. Finance:**

- a. **Balance Sheet Report for August 31, 2022:** Operating Cash \$460,835.47; Total Cash Reserve \$1,327,975.90; Accounts Receivable \$29,836.13; Other Assets \$124,897.96; Pre-Paid Income Tax \$1,097.00; Pre-Paid Insurance \$2,600.00; August 31, 2022, Total Assets \$1,967,266.07.

**XI. Election Committee:**

- a. **Approval of Procedure for 2022 Election: MOTION (Bracken/Cicala)** to approve the 2022 Election Procedure as presented. Unanimously approved. Ms. Bracken also noted that homeowner, Steve Koerner, was appointed to the Election Committee in place of Jim Gilbert who is no longer able to participate.

**XII. Architectural Review Committee:**

- a. **Sierra Pointe Sub-HOA New Plan Request: MOTION (Cicala/Childress)** to approve the new one-story plan submittal from A.F. Sterling for Sierra Pointe sub-association as recommended by the ARC. Unanimously approved.
- b. **Design Guidelines Amendments: MOTION (Cicala/Childress)** to approve the proposed amendments to the Design Guidelines as recommended by Clint Goodman, attorney for CRCA, and the ARC. Unanimously approved. Amended sections are as follows: Building Projections and Equipment, Flags and Flagpoles, Landscaping (front yard artificial turf), Signs, and the Prohibited Plants List.

**XIII. Landscape Committee:**

- a. **New Committee Member Appointment: MOTION (Childress/Smith)** to appoint Mr. Patrick Chamblee as a member of the Landscape Committee, as recommended by the Landscape Committee. Unanimously approved.
- b. **Tree Removal: MOTION (Childress/DeLarge)** to approve the proposal from Brijer Resources to remove the Mexican bird of paradise tree on the southeast corner of Coachline Blvd. & Silver Sand Dr., NTE \$375.00. Unanimously approved.
- c. **Windmill Park Palm Tree Fertilization: MOTION (Childress/Cicala)** to approve the proposal from AAA Landscape to fertilize one palm tree at the Windmill Park office near the pool entrance, NTE \$155.00. Unanimously approved.
- d. **Irrigation Evaluation: MOTION (Cicala/Childress)** to approve the proposal from AAA Landscape to perform an evaluation of irrigation systems and small repairs along Twin Peaks Rd. (east of Coachline Blvd.) and along the eastern side of Coachline Blvd. going north of Twin Peaks Rd. ending at Idle Wild Dr., NTE \$3,000.00. Unanimously approved.

**XIV. 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, #92340 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #109357, #107745 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #105504, #34483, #19001 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #59828 (Landscape Maintenance)** – Recommendation of one-time \$25 fine and 30-day pool suspension until property is brought into compliance.
- i. **ID #19072 (Landscape Maintenance)** – Recommendation of one-time \$25 fine, 30-day pool suspension & lot cleanup scheduled no sooner than 09/21/22 to be charged to the account if the property is not brought into compliance by 09/20/22.
- j. **ID #109358 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #40765 (Trailer)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #113049 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. **ID #105522, #43987 (Landscape Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. **ID #20715, #20715 (Landscape Maintenance)** – Recommendation of one-time \$25 fine, 30-day pool suspension & lot cleanup scheduled no sooner than 09/21/22 to be charged to the account if the property is not brought into compliance by 09/20/22.
- o. **ID #102752 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- p. **ID #105251 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- q. **ID #100492, #21279, #18918 (Trailer)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.

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

**XV. Old Business:**

None.

**XVI. New Business:**

- a. **Windmill Park Pool Season: MOTION (Childress/Dawes)** to not extend the Windmill Park pool season beyond October 31<sup>st</sup>. Motion failed with three in favor (Childress, Dawes & Smith), three opposed (Bracken, Cicala & DeLarge) and one abstained (Fisher).
- b. **(x5) Automatic Pool Chlorinators Replace** – postponed for more information.
- c. **Splash Pad Mushroom Feature – Post Replace: MOTION (Cicala/Bracken)** to approve purchasing two new stainless-steel posts from Rain Deck for the splash pad mushroom features to replace current fiberglass posts (one is currently broken), NTE \$4,810.40 from Reserves. Unanimously approved.

**XVII. Action-In-Lieu:**

- a. **Windmill Park Spa Circulating Pump Replace: MOTION (Bracken/Fisher)** to approve the proposal Oasis Pool Service to replace the Windmill Park spa circulating/filtration pump, NTE \$2,328.12 from Reserves. Unanimously approved.

**XVIII. Manager Report:**

- a. Ms. Boykin reported that in August, 15 homes sold/closed in CRCA & 7 homes sold/closed in Sunflower; Bermudagrass currently in transition to winter ryegrass (except for baseball outfield); advised that sections of community landscaping are still not being completed to full expectations and AAA Landscape is still behind on schedule; a homeowner request to lift community center occupancy limit of 75 people for event rentals; Fry's shopping center is collecting bids to repair their parking lot next Spring; November 1<sup>st</sup> semi-annual assessments to be mailed no later than September 30<sup>th</sup>; the CRCA annual meeting is scheduled for October 25<sup>th</sup>, 6:30 P.M., at the Coyote Trail Elementary School; CRCA ballot packages mailed out September 19<sup>th</sup>; and confirmed with the Board to schedule the organizational meeting immediately prior to the regularly scheduled November board meeting.

**MOTION (Childress/Cicala)** to approve allowing up to 90 people to be in the community center building for event rentals again, per building code. Unanimously approved.

**XIX. Adjournment:**

Meeting adjourned at 7:47 P.M. Executive Session to follow.

**Next Board of Directors Meeting scheduled for October 18, 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*