

Continental Ranch Community Association
Annual Meeting – Coyote Trail Elementary
Tuesday, October 26, 2021 at 7:00 pm
MEETING MINUTES

The annual meeting of the Continental Ranch Community Association convened on Tuesday, October 26, 2021, in the Coyote Trail Elementary multi-purpose Room at 7:00 P.M.

I. Call to Order:

Ms. Peggy Bracken, President, called the 2021 Annual Meeting to order at 7:00 p.m.

II. Roll Call/Quorum:

Directors Present: Ms. Peggy Bracken, President; Mr. Bill Cicala, 1st Vice President; Mr. Bill Dawes, 2nd Vice President; Ms. Rojanna Harvey, Treasurer, Mr. Doug Childress, Secretary; Ms. Connie DeLarge, Director at Large, Mr. Fred Fisher, Director at Large. Also present: HOA Management Solutions Management Staff: Ms. Ashley Boykin, Community Manager; Ms. Paula Bellina, Assistant Manager, Ms. Sharon Duarte, Accounts Manager; Mr. Jose Velarde, Covenants Homeowner Liaison; and approximately 20 residents in the audience.

III. Verification of Ballots:

According to the CRCA bylaws, a required quorum of 10% of the eligible votes was met – 3,444 CRCA owners, 967 Sunflower owners, and 37 commercial properties, minus the 111 delinquent assessments ineligible to vote was a total eligible vote count of 5,136 votes; with 10% equaling 514 for quorum; 613 votes were received.

IV. Proof of Notice of Meeting:

Ms. Bracken indicated that the 2021 CRCA annual election ballot package information was mailed by HOA Management to all CRCA members, Sunflower Community Association members and commercial properties who were eligible to vote as of the date of record, within the timeframe as required in the bylaws of the Association.

V. Minutes of the 2020 Annual Meeting:

MOTION made/seconded (Childress/Cicala) to dispense with reading of the 2020 Annual Meeting minutes and approve same as presented. Unanimously approved.

VI. Board of Directors Reports:

A. Mr. Cicala, 1st Vice President: Emphasized the importance of community involvement and participation on the board. Requested that residents attend an upcoming Town of Marana public hearing to support CRCA residents who will be affected by the outcome. Noted the Board works for all homeowners and encouraged residents to bring forth new ideas.

B. Mr. Childress, Secretary: Encouraged residents to join the committees and emphasized the importance of serving the community. Thanked management staff and asked residents to reach out to the office anytime they have questions.

C. Ms. Harvey, Treasurer: Thanked audience for coming and encouraged residents to join a committee.

D. Ms. DeLarge, Director: Noted it has been a pleasure and honor to be able to serve the community she loves.

- E. Mr. Dawes, 2nd Vice President:** Emphasized the duty of the board to maintain the community by protecting home values and providing amenities in a fiscally responsible manner.
- F. Mr. Fisher, Director:** Noted the benefit of having new and different perspectives on the board and expressed gratitude for the opportunity to become more involved in the community. Asked the audience what leadership could do to encourage more committee involvement.
- G. Ms. Bracken, President:** Expressed gratitude to be able to represent CRCA, thanked management and encouraged residents to contact the office with any questions.

VII. Committee Reports:

- A. Landscape – Bill Cicala:** Mr. Cicala noted shortage of winter rye seed and decision to not overseed most turf this winter and how it will have added benefit of improving the summer grass.
- B. Architectural Review – Bill Cicala:** Mr. Cicala noted changes in the appearance of solar roof technologies, the advantages of solar energy devices, and that the Association doesn't have authority over State and Federal laws in this matter.
- C. Covenants – Bill Dawes, Board Liaison:** Mr. Dawes affirmed the community is regularly inspected and HOA violations addressed. Encouraged residents to communicate with the management staff or committee if they receive a violation notice or if they have a complaint. Explained that a process and timeline must be followed, and fines can be charged, but the Association cannot instantly remedy a violation on their own.

VIII. Balance Sheet Report: Ms. Bracken read the balance sheet report effective September 30, 2021.

IX. Unfinished Business: None.

X. Homeowner Forum:

A resident expressed gratitude for the time and effort invested by the board, Landscape Committee, and management staff; a resident asked if there are any upcoming new projects; and a resident suggested monthly social mixers in answer to Mr. Fisher's question regarding the promotion of committee involvement.

XI. New Business:

Election of Board of Directors for 2021-2022:

Mr. Clement DeLarge, an Election Committee Member, presented the following vote counts received by the five candidates.

Mr. Brandt Smith	486
Mr. Bill Cicala	466
Mr. Bill Dawes	445
Mr. Fred Fisher	443
Ms. Rojanna Harvey	378

Mr. Brandt Smith, Mr. Bill Cicala, Mr. Bill Dawes, and Mr. Fred Fisher were therefore duly elected to the Continental Ranch Community Association Board of Directors for a two-year term effective October 26, 2021.

XII. Adjournment:

With no further business on the agenda, **MOTION was made/seconded (Cicala/Bracken) to adjourn at 7:40P.M. Unanimously approved.**

Doug Childress, Secretary

Attachments for file:

Sign-In Sheets

Agenda

Ballot Mailing Package

Treasurer's Report

Election Committee Report

Secured Ballots and Worksheets

Any Other documentation pertaining to this meeting.

Minutes submitted by Ashley Boykin, Community Manager as approved by the Board of Directors