

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
January 17, 2023 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. Tim Weiler, Secretary; Ms. Connie DeLarge, Treasurer; and Mr. Fred Fisher, Director at Large. Directors excused: Mr. Brandt Smith, Director at Large. Also present: Ms. Ashley Boykin, Community Manager and Mr. J.J. Velarde, Assistant Manager. Four 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:

No message given.

V. Adopt the Agenda:

MOTION (Cicala/Weiler) to adopt the January 17, 2023, Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: December 1, 2022, ARC; December 5, 2022, Landscape; December 7, 2022, Covenants; and December 15, 2022, ARC. **MOTION (Cicala/Weiler)** to accept the consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Weiler/DeLarge) to approve the December 20, 2022, Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

A homeowner from West Summer Sky Drive discussed a noise complaint against a neighbor, advised he has already been in contact with the Town of Marana, and wanted to know if the association could help. He was instructed to contact the office to submit a written complaint form for follow-up.

A homeowner from North Atolia Drive thanked the Board for their service.

A homeowner from North Wellside Drive discussed violation notices received for street parking and unsightly materials. He was instructed to contact the office to request a record of the complaint made

regarding the street parking violation and management advised they would include a relevant photo with any future 'unsightly materials' violations for reference.

A homeowner from North Acacia Grove Place explained he was new to the community and wanted to see what the Board meetings were like. He mentioned they happen to have a neighbor with a dog that barks frequently and took note of how to contact the Town for a noise ordinance complaint.

IX. Homeowner Requests to Board:

No homeowner requests.

X. Finance:

a. Balance Sheet Report for December 31, 2022: Operating Cash \$648,798.75; Total Cash Reserve \$1,338,155.79; Accounts Receivable \$104,103.15; Other Assets \$124,897.96; Pre-Paid Income Tax \$1,097.00; Pre-Paid Insurance \$2,600.00; December 31, 2022, Total Assets \$2,219,652.65.

XI. Activities:

a. 2023 Easter Egg Hunt Event: MOTION (Bracken/Cicala) to approve the 2023 Easter Egg Hunt Event proposal as presented, NTE \$12,739.57; unanimously approved.

XII. Architectural Review Committee:

No recommendations.

XIII. Landscape Committee:

a. Landscape Maintenance Contract: MOTION (Cicala/DeLarge) to approve keeping the current landscape maintenance contract with AAA Landscape, as recommended by the Landscape Committee; unanimously approved.

b. Irrigation Reroute – Parcel 28/Sonoran Winds: MOTION (Cicala/DeLarge) to approve the proposal from AAA Landscape to reroute irrigation located on the Northeast corner of Twin Peaks Road and Clover Way off residential property, NTE \$1,439.30; unanimously approved.

c. Irrigation Reroute – Parcel 51/Bobcat Pass Estates: MOTION (Cicala/Bracken) to approve the proposal from AAA Landscape to reroute irrigation at the entrance of Bobcat Pass Estates due to recent ADA ramp construction by the Town, NTE \$7,716.00; unanimously approved.

d. Riprap Installation – Parcel 15c/The Villas (North perimeter): MOTION (Cicala/Smith) to approve the proposal from AAA Landscape to install riprap on the Northern perimeter of The Villas (Parcel 15c) with the 2% annual landscape maintenance contract credit applied, NTE \$5,807.75; 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 #92243, #92243 (ARC Violation) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

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

- d. **ID #24188, #92340 (Duty of Maintenance)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #107745 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #19001, #113049 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #35521 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #20571 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #22989, #109358 (Unsightly Materials)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #21154 (Inoperable Vehicle)** – Recommendation of an extension until 02/01/2023.
- k. **ID #90067 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #26914 (Street Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. **ID #21114 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. **ID #20482 (Duty of Maintenance)** – Recommendation of an extension until 02/01/2023.
- o. **ID #117042 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

MOTION (Cicala/Weiler) to approve all covenants violations fines, suspensions and extensions as recommended by the Covenants Committee; unanimously approved.

XV. Unfinished Business:

No unfinished business.

XVI. New Business:

- a. **Saguaro Aquatics Swim Lessons: MOTION (Weiler/Smith)** to approve the renewal of Saguaro Aquatics swim lessons for 2023; unanimously approved.
- b. **Windmill Park Baseball Field Use Request: MOTION (Cicala/DeLarge)** to approve the baseball field use request from The Ranch RoughRiders Baseball Club; unanimously approved.
- c. **Windmill Park Flagpole Replace: MOTION (Weiler/Smith)** to approve the proposal from Innovative Signs to replace the Windmill Park flagpole with replacement rated for 91 mph winds, NTE \$3,285.30; unanimously approved.
- d. **Splash Pad Features Refresh: MOTION (Smith/Cicala)** to approve the proposal from Approved Painting to paint splash pad features, NTE \$640.00; unanimously approved. **MOTION (Cicala/Weiler)** to approve the proposal from Innovative Signs to replace the sticker decal on the water bucket splash pad tower, NTE \$541.03; unanimously approved.
- e. **Solar Batteries – Steel Banding Replace: MOTION (Cicala/DeLarge)** to approve the proposal from Pro-Care Community Services to replace the protective steel bands around recently replaced solar batteries per the Reserve Study, NTE \$2,000.00; unanimously approved.

- f. **Community Center Trash Cans Enclosure Expansion & Walkway: MOTION (Cicala/Weiler)** to approve the proposal from All About Masonry to demo and rebuild the community center trash cans enclosure and install a paver walkway for improved access, NTE \$4,830.00; unanimously approved.
- g. **Insurance Policy Renewal: MOTION (Cicala/Fisher)** to approve the Businessowners and Commercial Liability Umbrella insurance policies with American Family Insurance for 2023-2024, NTE \$6,794.78; unanimously approved.

XVII. Action-In-Lieu of Meeting:

- a. **Splash Pad Area Artificial Turf Replacement: MOTION (Cicala/Smith)** to approve the proposal from Arizona Luxury Lawns & Greens to replace the artificial turf behind the splash pad area as recommended by the Reserve Study, NTE \$4,312.50; unanimously approved.

XVIII. Manager Report:

- a. Ms. Boykin reported that in December, 10 homes sold/closed in CRCA & 2 homes sold/closed in Sunflower; annual upper tree pruning job is in progress; Windmill Park pool deck renovation was completed by Backyard Boulders and the community center pool deck renovation has begun; Tree Frogs to install new kiddie pool shade cover once the deck is completed; community center main pool heater #1 replaced by Oasis Pool; Oasis Pool waiting on one part to schedule the Windmill Park pool pump replacement and replumbing job; both pools to be drained, acid-washed and refilled prior to opening due to high total dissolved solids; splash pad artificial turf replacement scheduled for January 20th; Sovereign Electric replaced all solar batteries for monuments – Pro-Care to install new steel bands around the new batteries; and the Drone Club scheduled one-time trial use of the Windmill Park field for their exhibition on February 25th from 9am-3pm.

XIX. Adjournment:

Meeting adjourned at 7:40 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for February 21, 2023, at 6:45 P.M. at the Community Center.

Tim Weiler, Secretary

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