

Continental Ranch Community Association  
Board of Directors Meeting  
at the Community Center  
February 21, 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; Mr. Fred Fisher, Director at Large; and Mr. Brandt Smith, Director at Large. Also present: Ms. Ashley Boykin, Community Manager and Mr. J.J. Velarde, 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 6:45 P.M.

**III. Guests:**

None scheduled.

**IV. President's Message:**

No message given.

**V. Adopt the Agenda:**

**MOTION (Weiler/Cicala)** to adopt the February 21, 2023, Board Meeting Agenda as presented. Unanimously approved.

**VI. Consent Agenda:**

The following committee meeting minutes were received: January 4, 2023, Covenants; January 5, 2023, ARC; January 9, 2023, Landscape; and January 19, 2023, ARC. **MOTION (Cicala/Smith)** to accept the consent agenda. Unanimously approved.

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

**MOTION (Weiler/DeLarge)** to approve the January 17, 2023, Board Meeting Minutes as presented. Unanimously approved.

**VIII. Homeowner Forum:**

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

A homeowner from West Painted Sky Drive discussed concerns about a camper parked on their street and requested increased short term rental enforcement by the Association. The Board explained they will investigate and enforce rentals of less than thirty days when a violation is reported by written complaint.

A homeowner from West Rivulet Drive requested violation fines be waived from their account for violations that have been cured. The Board agreed to discuss the request at their next meeting once more information can be reviewed.

**X. Homeowner Requests to Board:**

- a. Oversized Personal Vehicle Request (Driveway Parking): MOTION (Cicala/Dawes)** to approve the request for a personal vehicle exceeding 8 feet in height to be parked in the driveway and used for non-commercial purposes; unanimously approved.
- b. Recreational Vehicle Request (Driveway Parking): MOTION (Dawes/Cicala)** to not approve the request to allow recreational vehicles be parked in driveways indefinitely; unanimously approved.
- c. CRCA Event Sponsorship Request – No action taken.**

**XI. Finance:**

- a. Balance Sheet Report for January 31, 2022:** Operating Cash \$543,539.39; Total Cash Reserve \$1,356,464.65; Accounts Receivable \$78,322.14; Other Assets \$119,382.96; Pre-Paid Income Tax \$1,047.00; Pre-Paid Insurance \$2,600.00; January 31, 2022, Total Assets \$2,101,356.14.

**XII. Architectural Review Committee:**

- a. Committee Member Appointment: MOTION (DeLarge/Weiler)** to appoint Mr. Jeff Williams to the Architectural Review Committee as recommended by the committee; unanimously approved.

**XIII. Landscape Committee:**

- a. Common Area Granite Replenish: MOTION (Cicala/Weiler)** to approve proposal from AAA Landscape to replenish decomposed granite on the south side of the community center, NTE \$6,460.00 (Reserves); unanimously approved.
- b. Community Center Plant Removals: MOTION (Dawes/DeLarge)** to approve proposal from AAA Landscape to remove oleander shrubs on the south side of the community center and any plants where the new path will be installed that can't be transplanted, NTE \$3,110.00; unanimously approved.
- c. Prickly Pear Cacti – Cochineal Scale Removal: MOTION (Cicala/Fisher)** to approve proposal from AAA Landscape to remove cochineal scale from all prickly pear cacti, NTE \$1,140.00; 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 #92243 (ARC Violation) – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.**
- c. ID #55707 (ARC Violation) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.**
- d. 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.**
- e. ID #24188, #92340 (Duty of Maintenance) – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.**

- f. **ID #107745, #19001 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #113049 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #35521, #20571 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #21114 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #117042 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #90067 (Trash Cans)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #26914 (Street Parking)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. **ID #20910 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. **ID #19001, #105294 (Inoperable Vehicle)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- o. **ID #105395 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- p. **ID #116301 (Business Use – Short Term Rental)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- q. **ID #18909 (Inoperable Vehicle)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- r. **ID #29319, #112750, #116881 (Trailer)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.

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

**s. First Responder Flags:**

**MOTION (Cicala/Dawes)** to continue allowing first responder flags allowed under A.R.S. 33-1808 with generic police shield and/or Maltese Cross symbols, but not “thin line” flags; motion defeated with one in favor (Cicala) and six opposed.

**MOTION (Fisher/Smith)** to follow Arizona statute allowing first responder flags to be a combination of other first responder flags with stipulation that these flags be subject to Board approval on a case-by-case basis; and to approve the first responder flag for Account ID #102858 as appealed; motion passed with six in favor and one opposed (Cicala).

**XV. Unfinished Business:**

- a. **Short Term Rental Violation Enforcement: MOTION (Cicala/Smith)** to require all short-term rental violations of 30 days or less be reported to the Association by a written complaint; unanimously approved.

**XVI. New Business:**

- a. **2023 Pool Monitor Budget: MOTION (Dawes/DeLarge)** to approve the budget for the 2023 pool monitor staff as presented; unanimously approved.
- b. **Office Computer Backup Batteries: MOTION (Weiler/DeLarge)** to approve purchasing (5) office computer backup batteries from Amazon, NTE \$700.00; unanimously approved.
- c. **Windmill Park Office Remediation: MOTION (Cicala/Weiler)** to approve proposal from Green Home Solutions to perform remediation to treat office mold, NTE \$1,971.00; unanimously approved.
- d. **Community Center Banquet Tables: MOTION (Smith/Cicala)** to approve proposal from Integrity Furniture to replace all tables, NTE \$2,695.00 (Reserves); unanimously approved.
- e. **Reserve Study Update: MOTION (Cicala/Smith)** to approve proposal from Association Reserves for a 3-year Reserve Study update agreement, NTE \$2,810.00; unanimously approved.

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

- a. **Windmill Park Buildings Roof Refurbishment: MOTION (Cicala/Fisher)** to approve proposal from B&M Roofing to refurbish all Windmill Park tile roof sections, NTE \$13,500.00 (Reserves); unanimously approved.
- b. **ARC Appeal for Residential Perimeter Wall: MOTION (Cicala/Weiler)** to approve the appeal for a masonry perimeter wall installation for Account ID #117630; unanimously approved.

**XVIII. Manager Report:**

- a. Ms. Boykin reported that in January, 11 homes sold/closed in CRCA & 7 homes sold/closed in Sunflower; Brijer Resources completed annual upper tree pruning; Backyard Boulders soon to complete community center pool deck renovation; Oasis Pool installed new Windmill Park commercial pool pump and plumbing; Windmill pool drained, cleaned and refilled; AZ Luxury Lawns & Greens replaced splash pad artificial turf; Approved Painting repainted splash pad features and community paint touch ups; Elite AZ Powder Works powder coat painted Windmill pool handrails; Windmill pool on schedule to reopen March 1<sup>st</sup>; Innovative Sign installed new splash pad tower decal and placed order for Windmill flagpole replacement; Pro-Care Community Services installed new steel bands around solar monument batteries; and discussed transferring two Reserve money market accounts into CD accounts with better interest rates. **MOTION (Cicala/Fisher)** to approve transferring approximately \$320,000 Reserve funds to CD account(s) with the best rate of return; unanimously approved.

**XIX. Adjournment:**

Meeting adjourned at 7:42 P.M. Executive Session to follow.

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

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Tim Weiler, Secretary

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