

Continental Ranch Community Association  
Board of Directors Meeting  
at the Community Center  
March 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. Seven 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/Fisher)** to adopt the March 21, 2023, Board Meeting Agenda as presented. Unanimously approved.

**VI. Consent Agenda:**

The following committee meeting minutes were received: February 1, 2023, Covenants; February 2, 2023, ARC; February 6, 2023, Landscape; and February 16, 2023, ARC. **MOTION (Cicala/DeLarge)** to accept the consent agenda. Unanimously approved.

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

**MOTION (Dawes/DeLarge)** to approve the February 21, 2023, Board Meeting Minutes as presented. Unanimously approved.

**VIII. Homeowner Forum:**

A homeowner from North Long Creek Drive appealed a complaint made against their trash cans being visible to neighboring property. The Board advised it would no longer be in violation if the trash cans are stored in the backyard.

Homeowner from North Painted Sky Drive reported their Board approved drone exhibition at the Windmill Park was a success and requested permission to schedule another. The Board requested he submit a request for specific dates to the management office.

Two homeowners from North Surprise Drive appealed a violation for their visible water purification system.

**IX. Homeowner Requests to Board:**

No requests.

**X. Finance:**

- a. Balance Sheet Report for February 28, 2022:** Operating Cash \$420,275.16; Total Cash Reserve \$1,370,466.29; Accounts Receivable \$54,836.74; Other Assets \$119,382.96; Pre-Paid Income Tax \$1,047.00; Pre-Paid Insurance \$2,600.00; February 28, 2022, Total Assets \$1,968,608.15.
- b. Alliance Association Bank – New CD Account for Reserves: MOTION (Cicala/Fisher)** to approve opening a 12 month JUMBO CD account at Alliance Association Bank with \$250,000 Reserve funds transferred from INTRAFI/ICS money market account at Alliance Association Bank, APY rate of 4.65%; unanimously approved.

**XI. Activities:**

- a. Easter Egg Hunt**– Saturday, April 8<sup>th</sup> 10am-1pm
- b. Community Wide Yard Sale** – Saturday, April 15<sup>th</sup> 7am-2pm
- c. Food Truck Festival** – Saturday, April 22<sup>nd</sup> 11am-3pm

**XII. Architectural Review Committee:**

No recommendations.

**XIII. Landscape Committee:**

- a. CRCA Tree Inventory Audit & Update: MOTION (Cicala/Smith)** to approve proposal from AAA Landscape to audit and update the Continental Ranch tree inventory and GIS maps, NTE \$3,798.59; unanimously approved.

**XIV. Covenants Committee:**

- a. 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.
- b. ID #92340 (Duty of Maintenance)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- c. ID #107745 (Duty of Maintenance)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- d. ID #19001 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. ID #35521 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. ID #20571 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. ID #20910 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. ID #18909 (Landscape Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension and a lot cleanup scheduled no sooner than 03/22/23 to be charged to account if the property is not brought into compliance by 03/22/23.

- i. **ID #90067 (Trash Cans)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #26914 (Street Parking)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #19001, #105294 (Inoperable Vehicle)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #112750, #116881 (Trailer)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- m. **ID #18874 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- n. **ID #19839, #109357 (Holiday Decorations)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- o. **ID #20982 (Inoperable Vehicle)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

**MOTION (Cicala/DeLarge)** 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. **Windmill Park Pool Season:** Discussion ensued among board members and two audience members. **MOTION (Cicala/Fisher)** to vote on the matter no later than the May 2023 Board meeting; unanimously approved.
- b. **Community Center Kiddie Pool Gate Replace:** **MOTION (Cicala/Dawes)** to approve the proposal from Quality Ornamental Iron to replace and powder coat paint the kiddie pool gate, NTE \$1,240.12; unanimously approved.
- c. **Computer Service Contract Renewal:** **MOTION (Smith/DeLarge)** to approve renewal of the computer service contract with Reliable IT Solutions, NTE \$370 per month; unanimously approved.
- d. **Windmill Park Ramada Refinish:** **MOTION (Cicala/Smith)** to approve proposal from Monroe Concrete Coating & Remodeling to refinish Windmill Park ramada concrete per the Reserve Study, NTE \$3,378.60; unanimously approved.
- e. **Windmill Park Building Tile Grout Clean and Seal:** **MOTION (Cicala/Smith)** to approve the proposal from Grout Connection to clean and seal the Windmill Park building and pool area tile grout per the Reserve Study, NTE \$2,929.75; unanimously approved.
- f. **Community Center Tile Grout Clean and Seal:** **MOTION (Cicala/DeLarge)** to approve the proposal from Grout Connection to clean and seal the community center building and pool area tile grout per the Reserve Study, NTE \$2,030.00; unanimously approved.
- g. **Steel Monument Letters Repaint:** **MOTION (Cicala/Smith)** to approve proposal from Approved Painting to repaint steel letters on 23 monument signs, per the Reserve Study, NTE \$7,325.00; unanimously approved.

**XVII. Manager Report:**

- a. Ms. Boykin reported that in February, 8 homes sold/closed in CRCA, 4 homes sold/closed in Sunflower & 1 home sold/closed in Sierra Pointe; AAA Landscape replenished gravel on South side

of community center and installed riprap behind The Villas; Windmill pool reopened March 1<sup>st</sup> and the community center pool will reopen mid-May; B&M Roofing completed Windmill Park roof refurbishment; new Windmill Park flag pole received with Innovative Signs scheduling install; Tree Frogs installed community center kiddie shade screen replacement; Reliable IT Solutions installed office computer backup batteries; two Reserve CD accounts opened at Vantage West and Washington Federal credit unions; and noted staff changes at the office.

**XVIII. Adjournment:**

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

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