

Continental Ranch Community Association  
Board of Directors Meeting  
at the Community Center  
April 18, 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. Three audience members were in attendance.

**II. Call to Order:**

Ms. Peggy Bracken, President, called the meeting of the Board of Directors to order at 6:42 P.M.

**III. Guests:**

None scheduled.

**IV. President's Message:**

No message given.

**V. Adopt the Agenda:**

**MOTION (Weiler/Smith)** to adopt the April 18, 2023, Board Meeting Agenda as presented. Unanimously approved.

**VI. Consent Agenda:**

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

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

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

**VIII. Homeowner Forum:**

A homeowner from West August Moon Place requested the Windmill Pool season be extended.

A homeowner from North Painted Sky Drive submitted written complaints for short term rental violations and a trailer violation for management to look into.

**IX. Homeowner Requests to Board:**

No requests.

**X. Finance:**

- a. Balance Sheet Report for March 31, 2023:** Operating Cash \$297,204.88; Total Cash Reserve \$1,376,358.77; Accounts Receivable \$49,996.47; Other Assets \$119,382.96; Pre-Paid Income Tax \$1,047.00; Pre-Paid Insurance \$2,600.00; March 31, 2023, Total Assets \$1,846,590.08.

**XI. Landscape Committee:**

- a. Sunset Vista II Entrance Landscaping: MOTION (Cicala/DeLarge)** to approve proposal from AAA Landscape to refresh DG and install four plants on northeast corner of Coachline Blvd. and Mission View Pl., NTE \$641.00; unanimously approved.
- b. Community Center Flower Bed Re-Landscape: MOTION (Cicala/DeLarge)** to approved proposal from AAA Landscape to convert the community center marquee planter from a flower bed to landscape plants and DG, NTE \$2,172.00. Discussion ensued regarding general upkeep and maintenance of the current flower beds by AAA Landscape. Unanimously approved.

**XII. Architectural Review Committee:**

- a. Adding a Pre-Approved Exterior Paint Color Scheme: MOTION (Cicala/Weiler)** to approve adding the current exterior paint color scheme of the Windmill Park office building to the list of schemes that can be pre-approved by management, as recommended by the Architectural Review Committee; unanimously approved.

**Body:** DE6122 'Dry Creek'

**Accent Option A:** DET621 'Palomino Pony'

**Accent Option B:** DEC765 'Bone'

**XIII. 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 #20571 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. ID #90067 (Trash Cans)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. ID #26914 (Street Parking)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. ID #19001, #105294 (Inoperable Vehicle)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. ID #59845, #107909 (Unightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. ID #110916, #72735, #32435 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. ID #20859 (Holiday Decorations)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

- I. **ID #105912 (Trailer Request)** – Recommendation to allow storage of trailer at the property on and off until 05/15/2023 due to owners relocating.

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

**XIV. Unfinished Business:**

- a. **Windmill Park Pool Season Extension: MOTION (Cicala/DeLarge)** to approve extending the Windmill Pool season through December 31, 2023 (main pool heaters to remain on until December 1<sup>st</sup> and only spa heater to remain on until January 1<sup>st</sup>); motion passed with four in favor and two opposed (Dawes & Smith).

**XV. New Business:**

- a. **Appoint Nominating Committee: MOTION (Bracken/Weiler)** to nominate the following five members for the 2023 Nominating Committee: Steve Bracken, Clement DeLarge, Dianne Kerns, Larry Lemieux, and Jeff Williams; unanimously approved.
- b. **Windmill Park Office Drywall Repair & Painting: MOTION (Cicala/Smith)** to approve the proposal from Mendoza Drywall & Painting to repair office interior drywall due to recent remediation, NTE \$1,300.00; unanimously approved.
- c. **American Conditioned Air Service Renewal: MOTION (Weiler/Cicala)** to approve renewal of the HVAC annual contract to perform quarterly services including two full service and two filter replacement only services for the Windmill Park and community center buildings, NTE \$1,183.00; unanimously approved.
- d. **Windmill Pool Area Roof Paint Touch Ups: MOTION (Weiler/DeLarge)** to approve proposal from Approved Painting to fill and repaint nail holes and patch from Windmill roof work, NTE \$1,480.00; unanimously approved.
- e. **Windmill Park Office Attic Cleaning: MOTION (Cicala/DeLarge)** to approve the proposal from Southwest Pest Solutions to remove mice droppings and debris and disinfect the Windmill Park office attic, NTE \$395.00; unanimously approved.
- f. **Community Center HVAC #3 Replacement & Remote Sensors: MOTION (Cicala/Weiler)** to approve the proposal from Sensi Mechanical to replace HVAC #3 at the community center, per the Reserve Study, and to upgrade current thermostats to Nest with additional remote sensors, NTE \$13,085.00; unanimously approved.
- g. **Community Center Rental Rates Review: MOTION (Cicala/Fisher)** to approve increasing community center rental rates effective May 1, 2023 (new fee schedule can be found on the website or requested at the management office); unanimously approved.

**XVI. Manager Report:**

- a. Ms. Boykin reported that in March, 14 homes sold/closed in CRCA, 5 homes sold/closed in Sunflower & 0 homes sold/closed in Sierra Pointe; AAA Landscape has spray division applying post-emergent to weeds and crew working behind them through the cycle to remove; cochineal scale removed from prickly pear; turf transitioning to summer Bermuda; Windmill palm trees treated with fungicide; community center pool scheduled to open May 19<sup>th</sup>; 815 key 'swipes' at Windmill Pool in March; Innovative Signs installed new flag pole at Windmill Park on March 22<sup>nd</sup>; Monroe Concrete & Coating refinished the Windmill Park ramada concrete patios March 27<sup>th</sup>; Green Home Solutions completed remediation services inside the office on April 10<sup>th</sup>; Approved Painting scheduled to repaint steel

entry monuments April 19<sup>th</sup>; new Reserve, JUMBO CD, account opened at Alliance Association Bank; and 486 kids signed up for the Easter Egg Hunt Event on April 8<sup>th</sup>.

**XVII. Adjournment:**

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

**Next Board of Directors Meeting scheduled for May 16, 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*