

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
May 16, 2023 at 6:45 P.M.
MEETING MINUTES

I. Roll Call/Quorum:

Directors present: 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. Directors excused: Ms. Peggy Bracken, President. Also present: Ms. Ashley Boykin, Community Manager; Mr. J.J. Velarde, Assistant Manager; and Mr. Joseph Karger, Homeowner Covenants Liaison. Three audience members were in attendance.

II. Call to Order:

Mr. Bill Cicala, 1st Vice-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/DeLarge) to adopt the May 16, 2023, Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: April 3, 2023, Landscape; April 5, 2023, Covenants; April 6, 2023, ARC; and April 20, 2023, ARC. **MOTION (Weiler/Smith)** to accept the consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Weiler/DeLarge) to approve the April 18, 2023, Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

Mr. Rossi from North Poudre Drive appealed a denial from the ARC to add a balcony in the rear yard on their two-story home. **MOTION (Cicala/Dawes)** to not approve the appeal and to uphold the ARC denial based on the Design Guidelines requirement that all adjacent neighbor signatures be obtained. Unanimously approved.

Mr. Childress from North Atolia Drive asked the Board why the decision was made to extend the Windmill Pool season even though a majority of homeowners responded 'no' to the survey. The vote had been a

5-2 decision at the April 18, 2023, Board Meeting, and reasons were provided from both those who voted in favor of and those who voted against the 2023 pool season extension.

IX. Homeowner Requests to Board:

- a. Safflower Lane Private Drainage Easement Concerns: MOTION (Cicala/DeLarge)** to approve contacting the office of Goodman Law for legal counsel on the matter. Unanimously approved.
- b. Windmill Park Pull-Up Bars Request: MOTION (Cicala/Weiler)** to not approve the request for pull-up bars at Windmill Park. Unanimously approved.
- c. Pima County Wastewater Force Main Sewer Project Concerns:** No action taken; the Board advised they will continue to monitor the situation.

X. Finance:

- a. Balance Sheet Report for April 30, 2023:** Operating Cash \$513,651.52; Total Cash Reserve \$1,383,210.11; Accounts Receivable \$45,312.72; Other Assets \$119,382.96; Pre-Paid Income Tax \$1,047.00; Pre-Paid Insurance \$2,600.00; April 30, 2023, Total Assets \$2,065,204.31.

XI. Landscape Committee:

- a. Sonoran Winds Park Trip Hazard: MOTION (Cicala/DeLarge)** to approve proposal from AAA Landscape to mitigate a trip hazard at Sonoran Winds pocket park by adding fill dirt to raise grade and replenishing DG, NTE \$3,493.00. Unanimously approved.
- b. Twin Peaks Road Tree Replacements: MOTION (Weiler/DeLarge)** to approve proposal from AAA Landscape to install three, 24-inch box, trees at locations on Twin Peaks Road as specified by the Landscape Committee, NTE \$1,916.00. Unanimously approved.

XII. Architectural Review Committee:

- a. Design Guidelines Amendment – Flags & Flagpoles Section: MOTION (Weiler/Smith)** to approve the amendments recommended by the Architectural Review Committee to update the section on ‘Flags & Flagpoles’ in the Design Guidelines. Amendments include adding the Betsy Ross and other historical versions of the American flag to the list of protected flags, to update the First Responder flags to include a combination of First Responder Flags, and to require ARC approval for First Responder Flags. Unanimously approved.

XIII. Covenants Committee:

- a. ID #18132, #18132, #18132 (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 \$50 weekly 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 #26914 (Street Parking)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. ID #19001 (Inoperable Vehicle)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.

- h. **ID #20859 (Holiday Decorations)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #105756 (Trailer Request)** – Recommendation to approve the owner’s request to store a trailer on and off at the home until 06/07/2023 due to the owner’s personal situation.

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

- j. **New Committee Member Appointment: MOTION (Weiler/DeLarge)** to appoint Mr. Ryan Brown as a member of the Covenants Committee. Unanimously approved.

XIV. Unfinished Business:

None.

XV. New Business:

- a. **Windmill Pool Area Concrete Table Replace: MOTION (Weiler/DeLarge)** to approve removing the broken concrete table now and postponing replacement until next year as recommended by the Reserve Study. Unanimously approved.
- b. **Additional Community Center Kitchen Circuits: MOTION (Weiler/Smith)** to approve proposal from Sovereign Electric to install three additional circuits in and near the community center kitchen to accommodate heavy use, NTE \$2,850.00. Unanimously approved.
- c. **Security Camera System NVR Upgrade: MOTION (Weiler/Cicala)** to request management obtain two more bids in addition to the proposal from Connect Security for comparison at the next meeting. Unanimously approved.

XVI. Action-In-Lieu:

- a. **Community Center Tile Grout Clean & Seal – Contractor Change: MOTION (Cicala/Weiler)** to approve the proposal from Aztec Chem Dry in place of the previously approved proposal from Grout Connections due to a scheduling conflict to clean and seal tile grout at the community center, per the Reserve Study, NTE \$1,600.00. Unanimously approved.
- b. **Parcel 51 (Bobcat Pass Estates) Irrigation Sleeves Installation: MOTION (Weiler/Cicala)** to approve the proposal from Rutherford Diversified Industries, Inc. to install two (2), two-inch sleeves under North Carefree Way at the entrance to Parcel 51 to restore irrigation to entrance landscaping, NTE \$8,130.00. Unanimously approved.

MOTION (Cicala/Weiler) to approve postponing the cleaning of Windmill Park tile grout and reviewing proposals at the November 21, 2023, Board Meeting. Unanimously approved.

XVII. Manager Report:

- a. Ms. Boykin reported that in April, 15 homes sold/closed in CRCA, 3 homes sold/closed in Sunflower & 0 homes sold/closed in Sierra Pointe; turf in transition from Rye to Bermuda; over 200 trees and shrubs received fertilizer and insecticide injections through the IPM Program with AAA Landscape; AAA Landscape completed the community center marquee planter landscaping; all other flower beds are prepped for summer annual flowers – vincas to be installed May 22nd; community center pool scheduled to re-open May 19th; community center pool hand rails powder coat painted by Elite AZ Powder Works; pool monitors have been hired; Quality Ornamental Iron installed new kiddie pool gate; 1,693 ‘swipes’ recorded for April 2023 usage at Windmill Pool; All About Masonry completed

the community center trash enclosure expansion and paver walkway; Approved Painting repainted steel entry monument signs on April 19th; Sensi Mechanical replaced the community center HVAC #3 and upgraded thermostats to Nest on May 2nd; and Aztec Chem Dry cleaned and sealed community center tile grout on May 8th.

XVIII. Adjournment:

Meeting adjourned at 7:49 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for June 20, 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