

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
July 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. Five 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/DeLarge) to adopt the July 18, 2023, Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: May 1, 2023, Landscape; May 3, 2023, Covenants; May 4, 2023, ARC; May 18, 2023, ARC; June 1, 2023, ARC; June 5, 2023, Landscape; June 7, 2023, Covenants; June 22, 2023, Nominating Committee; and June 29, 2023, Nominating Committee. **MOTION (Weiler/DeLarge)** to accept the consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes:

MOTION (Cicala/Smith) to approve the May 16, 2023, Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

Mr. Childress from North Atolia Drive thanked the Board for their service to the community.

IX. Homeowner Requests to Board:

No homeowner requests.

X. Finance:

- a. Balance Sheet Report for May 31, 2023:** Operating Cash \$575,814.71; Total Cash Reserve \$1,369,969.92; Accounts Receivable \$119,572.00; Other Assets \$119,382.96; Pre-Paid Income Tax \$1,047.00; Pre-Paid Insurance \$2,600.00; May 31, 2023, Total Assets \$2,188,386.59.
- b. Balance Sheet Report for June 30, 2023:** Operating Cash \$589,747.11; Total Cash Reserve \$1,301,839.89; Accounts Receivable \$86,627.11; Other Assets \$119,382.96; Pre-Paid Income Tax \$1,047.00; Pre-Paid Insurance \$2,600.00; June 30, 2023, Total Assets \$2,101,244.07.
- c. 2023-2024 Annual Budget:** Ms. Bracken advised the Board to take the draft budget home for review and postponed vote to the August Board Meeting.

XI. Nominating Committee:

Recommends the slate of candidates as follows: Rick Brown, Bill Cicala, Fred Fisher and Brandt Smith.

XII. Landscape Committee:

- a. AAA Landscape Maintenance Amendment: MOTION (Smith/Cicala)** to approve the amendment to the landscape maintenance agreement with AAA Landscape to include Sierra Pointe exterior landscaping and updated Schedule A pricing as presented at no additional cost. Unanimously approved.
- b. Marbella II Saguaro Replacement: MOTION (Smith/Weiler)** to approve the proposal from AAA Landscape to install one saguaro cactus, similar or equal to 16'-18' in height, near the entrance to Marbella II, NTE \$12,636.00. Unanimously approved.
- c. Bobcat Pass Estates (Parcel 51) Riprap Replace: MOTION (Cicala/Weiler)** to approve the proposal from AAA Landscape to install riprap rock on either side of the parcel entrance to improve grade and replenish rock, NTE \$3,642.00. Unanimously approved.
- d. Irrigation 'Long Run' Correction: MOTION (Weiler/DeLarge)** to approve the proposal from AAA Landscape to correct an irrigation system on the southwest corner of the Twin Peaks Rd and Coachline Blvd intersection, NTE \$1,386.51. Unanimously approved.

XIII. Architectural Review Committee:

No recommendations.

XIV. 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 #20571 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. ID #19547 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. ID #109357 (Holiday Decorations)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. ID #21108 (Unightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. ID #100492 (Trailer)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.

- h. **ID #106606 (Trailer)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #19403 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #19864 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #116881 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #18301 (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.

m. Covenants Policy Update – Short Term Rental Violations: MOTION (Cicala/Weiler) to approve the Covenants Policy update as presented to include an enforcement fine schedule specifically addressing short term rental violations. Discussion ensued. Unanimously approved.

XV. Unfinished Business:

None.

XVI. New Business:

- a. **Electronic Voting Services: MOTION (Cicala/DeLarge)** to not approve the proposal from Vote HOA Now to provide full-service setup and management of voting for the 2023 Annual Election, NTE \$2,045.00. Discussion ensued regarding Arizona statutes requiring absentee ballots be mailed to all members regardless of an electronic vote. Unanimously approved.
- b. **Marbella II Drainage Channel Maintenance:** postponed and requested more bids.

XVII. Action-In-Lieu:

- a. **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.
- b. **Parcel 51 (Bobcat Pass Estates) Irrigation Lines and Power Re-Connection: MOTION (Cicala/Weiler)** to approve the proposal from AAA Landscape to re-connect power and irrigation lines through the new sleeves at the entrance to Parcel 51, NTE \$1,630.00. Unanimously approved.

XVIII. Manager Report:

- a. Ms. Boykin reported that in May and June, 28 homes sold/closed in CRCA, 17 homes sold/closed in Sunflower & 1 home sold/closed in Sierra Pointe; AAA Landscape installed three ironwood trees on Twin Peaks Rd.; all turf aerated; annual palm tree trimming completed; common areas sprayed with pre-emergent; Landscape irrigation and power restored at Parcel 51 entrance; 2,222 and 2,226 'swipes' recorded between both pools in May and June respectively; community center pool closes after Labor Day and pool monitor season ends; bids solicited for splash pad tank replacement; Tree Frogs scheduled to replace The Villas play equipment on August 7th; Sovereign Electric installed three additional circuits in community center kitchen; Board meets to Certify Slate of Candidates at 5:00pm

at the Windmill Park conference room on August 25th; and Meet the Candidates Night scheduled for 6:00pm prior to the September 19th Board meeting.

XIX. Adjournment:

Meeting adjourned at 7:04 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for August 15, 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