

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
September 19, 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; Mr. Fred Fisher, Director at Large; and Mr. Brandt Smith, Director at Large. Director excused: Ms. Connie DeLarge, Treasurer. 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 6:55 P.M.

III. Guests:

None scheduled.

IV. President's Message:

No message given.

V. Adopt the Agenda:

MOTION (Cicala/Weiler) to adopt the September 19, 2023, Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda:

The following committee meeting minutes were received: August 2, 2023, Covenants; August 3, 2023, ARC; August 7, 2023, Landscape; and August 17, 2023, ARC. **MOTION (Cicala/Smith)** to accept the consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes & Slate of Candidates Meeting Minutes:

MOTION (Cicala/Smith) to approve the August 15, 2023, Board meeting minutes & the August 25, 2023, Slate of Candidates meeting minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

Ms. Boorse from Sunflower Community Association discussed CRCA trash can policy and encouraged the Board of Directors to have Sunflower treasurer involved in the Election Committee. Continental Ranch resident asked the Board to reconsider the trash pick-up day policy. The Board responded that they are not looking to make any changes to the policy at this time. Homeowner from West Desert Paintbrush Court discussed ongoing property compliance situation and the Board requested she keep management updated on the scheduled completion. Mr. Childress from North Atolia Drive thanked the Board for their service.

IX. Homeowner Requests to Board:

a. Sunflower Treasurer Involvement with CRCA Budget: management will contact Sunflower directly to discuss future involvement.

b. Wildlife Warnings to Residents: A notice will be added to The Windmill newsletter.

X. Finance:

- a. Balance Sheet Report for August 31, 2023:** Operating Cash \$297,673.82; Total Cash Reserve \$1,347,165.63; Accounts Receivable \$49,780.09; Other Assets \$119,382.96; Pre-Paid Income Tax \$1,047.00; Pre-Paid Insurance \$2,600.00; August 31, 2023, Total Assets \$1,817,649.50.
- b. Profit & Loss Review for Month Ending August 31, 2023:** monthly profit and loss reviewed.
- c. Alliance Association Bank Special CD Rates (Reserves):** Postponed for more information.

XI. Election Committee:

Approval of Procedure for 2023 Election: MOTION (Cicala/Bracken) to approve the 2023 Election Procedure as presented. Unanimously approved.

XII. Landscape Committee:

- a. Committee Membership: MOTION (Smith/Cicala)** to appoint Larry Lemieux to the Landscape Committee as recommended by the Landscape Committee. Unanimously approved.
- b. Selection of Turf for Winter Rye Overseed: MOTION (Smith/Cicala)** to approve only overseeding the Windmill Park sport's field this winter, as recommended by the Landscape Committee. Unanimously approved.
- c. Twin Peaks Road Saguaro Arm Removal Off Wall: MOTION (Cicala/Smith)** to approve the proposal from Brijer Resources to remove one "arm" from a Saguaro cactus from on Twin Peaks Rd that is leaning on a residential wall, NTE \$200.00. Unanimously approved.
- d. Windmill Park Sport's Field (West Entrance) Boulders Install: MOTION (Cicala/Bracken)** to approve the proposal from AAA Landscape to install one 5x3 boulder and two 3x3 boulders at the west entrance parking lot of the Windmill Park sport's field to deter vehicles from driving onto the field, NTE \$4,145.00. Motion defeated with five opposed and one in favor (Weiler).

XIII. Architectural Review Committee:

No recommendations.

XIV. Covenants Committee:

- a. ID #18132, #92340 (Duty of Maintenance)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- b. ID #20656 (Fascia)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. ID #109357 (Holiday Decorations)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. ID #19658 (Unightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. ID #19088, #19072, #20293 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. ID #21065 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. ID #25404, #18689, #85537, #24690 (Unightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. ID #90071 (ARC Violation)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. ID #85537, #24225 (Landscape Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. ID #29319, #19731, #40658 (Trailer)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.

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

XV. Unfinished Business:

- a. **The Villas Trash Can Enclosure Repaint: MOTION (Cicala/Weiler)** to approve the proposal from Approved Painting to prep and repaint the trash can at The Villas Park, NTE \$150.00. Unanimously approved.

XVI. New Business:

- a. **Management Contract Renewal: MOTION (Bracken/Weiler)** to approve the annual renewal of management contract with HOA Management Solutions, effective November 1, 2023, NTE \$399,960.00 annually. Unanimously approved.
- b. **Community Center Kiddie Pool Chlorinator Replace: MOTION (Weiler/Cicala)** to approve the proposal from Oasis Pool Service to replace the community center kiddie pool automatic chlorinator with the condition it's a commercial unit, NTE \$3,846.99. Unanimously approved.
- c. **2023-2024 Late Fee Charge: MOTION (Bracken/Smith)** to approve increasing late fee charges from \$15.00 to \$18.00. Motion passed with five in favor with one opposed (Dawes).
- d. **Splash Pad Surge Tank Replacement: MOTION (Cicala/Bracken)** to approve the proposal from Kappcon to remove the damaged plastic surge tank and replace it with concrete precast tank, NTE \$36,512.00. Unanimously approved.

XVII. Action-in-Lieu of Meeting

- a. **Parcel 226-11-843D Access Easement Agreement: MOTION (Weiler/Cicala)** to approve the access easement agreement between the Association and the Owners of Parcel 226-11-843D, and any future owner, to allow Owner's ingress/egress and utility access over and under Common Area B of the Sonoran Moon (Parcel 24A) subdivision of CRCA, pending recordation. Unanimously approved.
- b. **2023-2024 Annual Budget: MOTION (Bracken/Weiler)** to approve the 2023-2034 CRCA annual budget. Unanimously approved.

XVIII. Manager Report:

- a. Ms. Boykin reported that in August, 12 homes sold/closed in CRCA, 7 home sold/closed in Sunflower & 1 home sold/closed in Sierra Pointe; AAA Landscape to oversee the Windmill Park's sport's field and is preparing to swap out Vincas for Snapdragons in flowerbeds this October, The Villas playground replacement by Tree Frogs was completed August 24th along with a wood chip replenish at no cost; water shut off valves installed at the Windmill Pool and splash pad; community center pool closed September 5th; November 1st assessment statements to be mailed out September; annual meeting ballot packages mailed out September 20th that will include information about optional paperless billing; annual termite inspection completed September 19th, and presented a request from Cruz Vega to host another drone exhibit at Windmill Park on October 14th from 9am-3pm – to be held on the baseball field **MOTION (Cicala/Weiler)** to approve the request. Unanimously approved.

XIX. Adjournment:

Meeting adjourned at 7:51 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for October 17, 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