

Continental Ranch Community Association  
Annual Meeting – Coyote Trail Elementary  
Tuesday, October 25, 2022 at 7:00 pm  
MEETING MINUTES

The annual meeting of the Continental Ranch Community Association convened on Tuesday, October 25, 2022, in the Coyote Trail Elementary multi-purpose Room at 7:00 P.M.

**I. Call to Order:**

Ms. Peggy Bracken, President, called the 2022 Annual Meeting to order at 7:00 p.m.

**II. Roll Call/Quorum:**

Directors Present: Ms. Peggy Bracken, President; Mr. Bill Cicala, 1<sup>st</sup> Vice President; Mr. Bill Dawes, 2<sup>nd</sup> Vice President; Ms. Connie DeLarge, Treasurer; Mr. Doug Childress, Secretary; Mr. Fred Fisher, Director at Large; and Mr. Brandt Smith, Director at Large. Also present: HOA Management Solutions Management Staff: Ms. Ashley Boykin, Community Manager; Ms. Paula Bellina, Assistant Manager; Ms. Sharon Duarte, Accounts Manager; Mr. Jose Velarde, Covenants Homeowner Liaison; and Ms. Lyssa Smith, Office Assistant & Activities Coordinator; and approximately 15 residents in the audience.

**III. Verification of Ballots:**

According to the CRCA bylaws, a required quorum of 10% of the eligible votes was met – 3,444 CRCA owners, 967 Sunflower owners, and 37 commercial properties, minus the 101 delinquent assessments ineligible to vote was a total eligible vote count of 5,049 votes; with 10% equaling 505 for quorum; 866 votes were received.

**IV. Proof of Notice of Meeting:**

Ms. Bracken indicated that the 2022 CRCA annual election ballot package information was mailed by HOA Management to all CRCA members, Sunflower Community Association members and commercial properties who were eligible to vote as of the date of record, within the timeframe as required in the bylaws of the Association.

**V. Minutes of the 2021 Annual Meeting:**

**MOTION made/seconded (Childress/Cicala)** to dispense with reading of the 2021 Annual Meeting minutes and approve same as presented. Unanimously approved.

**VI. Board of Directors Reports:**

**A. Mr. Cicala, 1<sup>st</sup> Vice President:** Emphasized the importance of attending Board and Committee meetings so that the wants and needs of the community can be heard by the Board. Thanked everyone for coming to the meeting.

**B. Mr. Childress, Secretary:** Encouraged residents to join the committees and emphasized the importance of serving the community even if someone doesn't think they have the expertise to contribute. Noted aging irrigation systems and the need to remain fiscally conservative. Thanked management staff and asked residents to reach out to the office anytime they have questions.

**C. Ms. DeLarge, Treasurer:** Thanked audience for coming and for the opportunity to serve on the Board and be a voice to homeowners since that wasn't possible in the past.

- D. Mr. Smith, Director:** Expressed gratitude in being able to serve the community for over 20 years with the Marana Police Department, and since retiring from there to be able to join the Board and continue serving the community. Noted the importance of listening to homeowners and providing thoughtful feedback. Agreed with the call for more community involvement from members.
- E. Mr. Dawes, 2<sup>nd</sup> Vice President:** Noted almost ten years serving on the Board and a strong vested interest in seeing the community continue to thrive. Thanked Doug Childress for dedicating many years of service to the Board and highlighted Doug's exemplary knowledge of the governing documents and involvement on multiple committees.
- F. Mr. Fisher, Director:** Noted that Board members not only have to be fiscally responsible, but also have the responsibility to provide a service to the community. These services and amenities come with a cost, which has to be carefully taken into account along with what adds value and makes Continental Ranch a more desired place to live. Advised against taking everything found online as accurate and encouraged members to attend meetings to seek facts. Emphasized the duty of the Board to make sometimes difficult decisions that are in the best interest of the community as a whole.
- G. Ms. Bracken, President:** Expressed gratitude to be able to represent CRCA for many years on the Board and noted enjoyment in giving back to the community. Thanked homeowners for attending the meeting and encouraged attendees to share their thoughts with the Board.

#### **VII. Committee Reports:**

- A. Architectural Review – Doug Childress, Chairperson:** Mr. Childress explained the purpose of the Architectural Review Committee and they work with the Design Guidelines to apply rules fairly to everyone. Encouraged members to review the Design Guidelines if they intend to make changes to the home and to contact the management office with any questions.
- B. Landscape – Doug Childress, Chairperson:** Mr. Childress noted the purpose of the Landscape Committee to work closely with the landscape maintenance contractor, AAA Landscape, and to rely on their expertise for landscape related matters. Remarked that many of the irrigation systems throughout the community are reaching the end of their useful life and will need to be repaired or replaced.
- C. Covenants – Bill Dawes, Board Liaison:** Mr. Dawes affirmed the community is regularly inspected and HOA violations are addressed according to the Covenants Policy. Encouraged residents to communicate with the management staff or committee if they receive a violation notice or if they have a complaint. Explained that a process and timeline must be followed, and even though residents might see unchanging violations, that doesn't mean fines aren't being charged.

#### **VIII. Balance Sheet Report:** Ms. Bracken read the balance sheet report effective September 30, 2022.

#### **IX. Unfinished Business:** None.

**X. Homeowner Forum:**

A resident thanked the Board for making them feel welcome and expressed concern with events and activities being budgeted from homeowner assessments instead of from donations or fees since they don't improve property values; the Board agreed to look into the possibility of alternative funding to support an event they find important keeping. A resident disagreed with the first speaker saying activities do add value to a community same as a pool or landscaping. A resident stated their overall satisfaction with the community and stressed to the Board the importance of drawing young people into the community through things such as the Easter Egg Hunt Event. A resident asked the Board to consider an exclusive management contract with Waste Management again to promote safety in the neighborhoods; the Board agreed that safety is a priority and is why Mondays and Thursdays are the only approved pick up days. Another resident added support to the request for an exclusive trash service contract; the Board explained what resulted in terminating the contract years ago and that it would have to be considered carefully. Lastly, a resident from Sunflower noted their community is also discussing restrictions on trash pick ups days and asked about the prior exclusive contract between CRCA and Waste Management and whether or not Sunflower had been included in it; the Board replied they were not privy to that at the time.

**XI. New Business:**

**Election of Board of Directors for 2022-2023:**

Mr. Larry Lemieux, an Election Committee Member, presented the following vote counts received by the four candidates.

Mr. John Abraham	433
Ms. Peggy Bracken	713
Ms. Connie DeLarge	651
Mr. Tim Weiler	662

**Ms. Peggy Bracken, Ms. Connie DeLarge, and Mr. Tim Weiler** were therefore duly elected to the Continental Ranch Community Association Board of Directors for a two-year term effective October 25, 2022.

**XII. Adjournment:**

With no further business on the agenda, **MOTION was made/seconded (Cicala/Childress) to adjourn at 7:50 P.M. Unanimously approved.**

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Doug Childress, Secretary

Attachments for file:

Sign-In Sheets

Agenda

Ballot Mailing Package

Treasurer's Report

Election Committee Report

Secured Ballots and Worksheets

Any Other documentation pertaining to this meeting.

*Minutes submitted by Ashley Boykin, Community Manager as approved by the Board of Directors*