

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
March 26, 2024, at 6:00 P.M.
MEETING MINUTES

I. Roll Call/Quorum:

Directors present: Ms. Peggy Bracken, President; Mr. Bill Cicala, 1st Vice-President; Ms. Connie DeLarge, 2nd Vice-President; Mr. Tim Weiler, Secretary; Mr. Fred Fisher, Treasurer; Mr. Brandt Smith, Director at Large; and Mr. Clement DeLarge, Director at Large. Also present: Ms. Ashley Boykin, Community Manager, and Mr. J.J. Velarde, Assistant Manager. Two audience members were in attendance.

II. Call to Order:

Ms. Peggy Bracken, President, called the meeting of the Board of Directors to order at 6:00 P.M.

III. Guests:

None scheduled.

IV. President's Message:

No message given.

V. Adopt the Agenda: MOTION (Clement/Cicala) to adopt the March 26, 2024, Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda: The following committee meeting minutes were received: February 1, 2024, ARC; February 5, 2024, Landscape; February 7, 2024, Covenants; and February 15, 2024, ARC. **MOTION (Weiler/Cicala)** to accept the consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes: MOTION (Cicala/Connie) to approve the February 20, 2024, Board meeting minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

No audience members addressed the Board.

IX. Homeowner Requests to Board:

No requests were submitted.

X. Activities:

The Annual Easter Egg Hunt Event is scheduled for Saturday, March 30th, from 10:00am to 1:00pm

XI. Finance:

a. Balance Sheet Report for February 29, 2024: Operating Cash \$365,499.41; Total Cash Reserve \$1,463,363.22; Accounts Receivable \$52,790.31; Other Assets \$113,867.96; Pre-Paid Income Tax \$352.00; Pre-Paid Insurance \$2,600.00; February 29, 2024, Total Assets \$2,305,349.24.

- b. **Net Income Review for Month Ending February 29, 2024:** YTD net income reviewed; Mr. Fisher advised that the Board should continue to view the current favorable position with caution due to utility expenses expected to increase in upcoming months.
- c. **Maturing CD Accounts: MOTION (Bracken/Cicala)** to approve combining funds from the maturing CD at WaFd Bank in the amount of \$124,537.36 with the maturing JUMBO CD at Alliance Association Bank in the amount of \$260,635.28, into a new 12-month JUMBO CD with rate of 5.05% APY with starting balance of \$385,172.64 at Alliance Association Bank. Unanimously approved.

XII. Ad Hoc I.T. Committee:

Mr. DeLarge, Board Liaison for the committee, reported that several proposals are under review by the committee.

XIII. Landscape Committee:

- a. **Silverbell Turf Sprinkler Heads Upgrade: MOTION (Cicala/Smith)** to cancel this proposal. Unanimously approved.

Mr. DeLarge reported to the Board that the Landscape Committee is currently working with AAA Landscape to prepare a design plan to reduce the Silverbell main monuments' turfgrass by about one-third, to remove one mature oak tree due to crowding, and to incorporate boulders and accents plants where the turfgrass is being removed. The Board discussed wanting to see a design plan that would replace all turfgrass with xeriscape landscaping.

XIV. Architectural Review Committee:

- a. **Design Guidelines Amendment – Sections: Requirements for Applications (pg. 5), Exterior Building Materials (pg. 11), Gates (pg. 11), Ground Cover (pg. 14), Storage Sheds (pg. 17): MOTION (Fisher/Connie)** to approve amendments by the Architectural Review Committee to the Design Guidelines as presented. Unanimously approved.

Amendments to go into effect upon publication of the May/June 2024 edition of *The Windmill* newsletter, and a copy of the approved Design Guidelines will be made available online at www.CRCATucson.com.

XV. Covenants Committee:

- a. **ID #18132 (Duty of Maintenance)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- b. **ID #20293, #20656 (Duty of Maintenance)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #106716 (Duty of Maintenance)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #20571 (Duty of Maintenance)** – Recommendation of \$50 weekly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #19079 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #20152 (Duty of Maintenance)** – Recommendation of an extension until May 1, 2024.
- g. **ID #49308 (Unightly Materials)** – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.

- h. **ID #43961 (Unsightly Materials)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #115057 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #20059 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #20059 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. **ID #20059 (Landscape Parking)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. **ID #119231 (Temporary Storage Request)** – Recommendation to allow a temporary storage pod at the property for two months.

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

- n. **Covenants Policy Amendment: MOTION (Cicala/Connie)** to approve amending sections G.1 and G.2 as amended to also include reference to item D. (Follow Up Schedule). Unanimously approved.

XVI. Unfinished Business:

- a. **Splash Pad Deck Repaint: MOTION (Cicala/Connie)** to approve having Pro-Care Janitorial Services power wash the deck instead of repainting, NTE \$300.00. Unanimously approved.

XVII. New Business:

- a. **2024 Windmill Pool Season Closure Date: MOTION (Cicala/Connie)** to approve closing the Windmill Pool and ending the 2024 pool season on November 1, 2024. Motion passed with four in favor and three opposed (Bracken, Connie & Clement).
- b. **Community Center Pole Light Replace: MOTION (Cicala/Clement)** to approve the proposal from Sovereign Electric to troubleshoot and repair one pole light at the community center parking lot, NTE \$2,630.00. Unanimously approved.
- c. **Desert Sage Monument Light Electrical Work: MOTION (Clement/Bracken)** to approve the proposal from Sovereign Electric to perform electrical repairs at the Desert Sage monument for Parcel 4, NTE \$4,400.00. Unanimously approved.

XVIII. Action-In-Lieu of Meeting:

- a. **Windmill Pool Heaters Replace: MOTION (Weiler/Clement)** to approve the proposal from Oasis Pool Service to replace the three existing residential grade pool heaters with two, light duty commercial heaters, NTE \$29,747.67 from Reserves. Unanimously approved.
- b. **Splash Pad Surge Tank Replace: MOTION (Weiler/Connie)** to approve the change order from KAPPCON General Contracting to conduct additional site excavation and to install two feet (2') deep concrete slurry base, NTE \$14,349.00. Unanimously approved.

XIX. Manager Report:

Ms. Boykin reported that in February, 4 homes sold/closed in CRCA, 3 homes sold/closed in Sunflower & 1 home sold/closed in Sierra Pointe; the ARC is recommending that Sharon Reynolds be appointed to the committee; irrigation being repaired by AAA Landscape that was damaged during the splash pad

tank installation; annual upper tree pruning completed by Brijer Resources; Windmill Pool reopened March 1st; splash pad surge tank replacement project to be completed by KAPPCON on March 29th; splash pad area artificial turf install by AZ Luxury Lawns beginning April 3rd; Windmill Pool heaters replaced by Oasis Pool Service on March 25th; Kiddie pool resurface project underway by Pima Pool Plastering; Windmill ramada roofs replaced, lighting installed and repainted; community center building interior repainted by Approved Painting; Town of Marana to no longer offer community dumpsters for HOAs due to budgetary changes.

MOTION (Cicala/Weiler) to appoint Ms. Reynolds to the ARC. Unanimously approved.

Ms. Boykin noted that it would be more efficient to have one pool key replacement cost rather than the current system of different costs based on number of replacements. **MOTION (Cicala/Bracken)** to approve charging \$10.00 for any pool key replacement. Unanimously approved.

XX. Adjournment:

Meeting adjourned at 6:42 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for April 16, 2024, at 6:00 P.M. at the Community Center.

Tim Weiler, Secretary

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