

Continental Ranch Community Association

9150 N. Coachline Blvd. Tucson, AZ 85743 Phone: (520) 297-7600 Fax: (520) 297-7917

Landscape Committee Meeting – May 6, 2024

Minutes

I. **Call to Order 6:27 P.M. at the Windmill Park Office**

- II. **Roll Call:** *Present:* **Doug Childress (Chairperson)**
 Alexis Stern
 Patrick Chamblee
 Larry Lemieux
 Clement DeLarge (Board Liaison)
 Ashley Boykin (Mgmt. Representative)
 J.J. Velarde (Mgmt. Representative)

III. **Approval of May 6, 2024 Meeting Agenda** approved by motion (Lemieux/Stern).

IV. **Approval of April 1, 2024 Meeting Minutes** approved by motion (Lemieux/Stern).

V. **Guests:**

- a. **AAA Landscape:** Ruben Arrieta, Director of Landscape Management for AAA Landscape, introduced Mr. Humberto Valencia as the new permanent Account Manager for CRCA's landscape maintenance; Mr. Arrieta and Mr. Valencia provided monthly status report; noted irrigation audit was completed; noted parts were ordered for installing locks and hasps on irrigation clocks; Windmill sport's field in transition to summer Bermudagrass; seeping valve repaired at baseball field; pre-emergent for common areas scheduled to begin the first week of June; mainline break caused by Stack Storage for the Silverbell monuments was repaired by the contractor and AAA Landscape confirmed the system is functioning properly; asked the committee if they would be interested in trailing vincas for any of the flower beds; discussed turf areas affected by limited sunlight; and recommended replacing some sprinkler heads in the Silverbell monuments turf if the renovation will be delayed 6+ months due to inadequate coverage.

The committee agreed to see an estimate from AAA Landscape for replacing sprinkler heads at the Silverbell monuments, and to try trailing vincas in the flowerbed of one monument. Ms. Boykin advised the committee she will send out the exact location of the pocket park on Yellow Moon Drive and Veridian Drive that has turf under heavy shade and in poor condition.

MOTION (Lemieux/Childress) to request a proposal from AAA Landscape to install drought tolerant perennials with appropriate irrigation at the River's Edge (Parcel 4) flowerbeds (x2) instead of annual flowers; unanimously approved.

VI. 2024-2025 Budget Development: MOTION (Childress/Lemieux) to recommend to the Board that any unused funds from the 'Plant Replace/New Projects' budget be moved into Reserves; unanimously approved. **MOTION (Childress/Lemieux)** to recommend to the Board the landscape budget as presented; unanimously approved.

Recommended Budget Summary:

Budget Line Item	2023-2024 Budget	2024-2025 Recommended	Variance
Landscape Maintenance	317,000.00	318,000.00	1,000.00
Integrated Pest Management	27,000.00	17,000.00	-10,000.00
Additional Cleanup	6,000.00	12,000.00	6,000.00
Irrigation Repairs	20,000.00	20,000.00	0.00
Irrigation Controller Subscription	0.00	3,000.00	3,000.00
Tree Maintenance (Annual)	30,000.00	25,000.00	-5,000.00
Plant Replace/New Projects	20,000.00	20,000.00	0.00
Backflow Repairs	2,000.00	2,000.00	0.00
Backflow Testing*	0.00	0.00	0.00

*Included in maintenance contract

-5,000.00

VII. Board Actions: At their April 16, 2024, meeting, the Board did not approve the proposal to install eight trees on Coachline Blvd. and requested that the committee postpone new plant installations until the next fiscal year.

VIII. Management Report: Ms. Boykin explained that draft meeting minutes will be posted to the CRCA website within three days of the meeting going forward; reported that AAA Landscape completed the Windmill Park bridge drainage improvement; and noted that snapdragons have been removed from flowerbeds in preparation for vincas.

IX. Unfinished Business:

- a. Tree Removal Request (Parcel 69/Sonoran Vista): MOTION (Childress/Lemieux)** to deny the request to remove the tree, and to advise the homeowner they are allowed to trim any branches that go over their property line; additionally, to recommend to the Board that the homeowner be required to hire a licensed and bonded contractor that will remove the stump if the homeowner offers to pay to remove the tree themselves, and to require a signed agreement holding the Association harmless. Unanimously approved.
- b. Silverbell/Coachline Main Monuments Presentation Review:** Mr. Lemieux went through the PowerPoint presentation and the committee made favorable comments. It was agreed to schedule a combined, informal, meeting with the Board to present. The committee discussed various strategies for reducing overall CRCA water (irrigation) usage such as eliminating select turfgrass, shutting off irrigation to olive trees bordering the Windmill Park field, transitioning annual flowerbeds to perennial planters, allowing the Windmill Park field to go dormant each year as a default, exploring the UA's HOA

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Transformation program, and upgrading irrigation controllers to 4G to allow for more efficient watering and faster leak detection.

MOTION (Childress/Lemieux) to approve capping emitters for all olive trees bordering the south side of the Windmill Park sport's field; unanimously approved.

MOTION (Childress/Lemieux) to request a proposal to upgrade the irrigation controller located next to the Marbella monument to 4G to test its water saving capabilities; unanimously approved.

X. New Business:

- a. **River's Edge (Interior) Granite Replenish Proposal: MOTION (Lemieux/Childress)** to recommend to the Board the proposal from AAA Landscape to replenish decomposed granite for the River's Edge (Parcel 4) interior common areas, NTE \$1,885.00 after applying the 2% contract credit from AAA Landscape; unanimously approved.
- b. **Saguaro Removal Request (Parcel 69/Sonoran Vista): MOTION (Stern/Lemieux)** to recommend to the Board the proposal from Brijer Resources to remove one Saguaro behind 10165 N. Onyx Moon Drive that is at risk of falling onto private property, NTE \$850.00; unanimously approved.

XI. Next meeting date: June 3, 2024 at 6:30 P.M. at the Windmill Park Office.

XII. Meeting adjourned at 8:30 P.M.