

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
May 21, 2024, at 6:00 P.M.
MEETING MINUTES

I. Roll Call/Quorum:

Directors present: 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. Directors excused: Ms. Peggy Bracken, President; Also present: Ms. Ashley Boykin, Community Manager, and Mr. J.J. Velarde, Assistant Manager. Four audience members were in attendance.

II. Call to Order:

Mr. Bill Cicala, 1st Vice-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 (Weiler/DeLarge) to adopt the May 21, 2024, Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda: The following committee meeting minutes were received: April 1, 2024, Landscape; April 3, 2024, Covenants; April 4, 2024, ARC; April 18, ARC. **MOTION (Weiler/DeLarge)** to accept the consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes: MOTION (Weiler/Smith) to approve the April 16, 2024, Board meeting minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

Mr. Rich Bauman thanked the Board for opening the community center pool early and asked if they would consider keeping it open through the end of September. The Board said they would take this into consideration.

IX. Homeowner Requests to Board:

- a. **Little Rainbow Therapy – Aquatic Occupational Therapy: MOTION (Smith/DeLarge)** to approve the proposal from Little Rainbow Therapy to use the CRCA pools at times that do not conflict with Saguario Aquatics swim lessons, and to provide aquatic occupational therapy sessions to CRCA residents and five (5) non-residents per the guest policy and must provide management with a roster. Unanimously approved.

X. Finance:

- a. **Balance Sheet Report for April 30, 2024:** Operating Cash \$508,120.48; Total Cash Reserve \$1,439,985.70; Accounts Receivable \$40,411.11; Other Assets \$113,867.96; Pre-Paid Income Tax \$352.00; Pre-Paid Insurance \$2,600.00; April 30, 2024, Total Assets \$2,105,337.25.
- b. **Net Income Review for Month Ending April 30, 2024:** Mr. Fred Fisher noted a net income of \$150,187.86 and a favorable variance of the actuals and budget, year to date.
- c. **Maturing CD Account – Vantage West: MOTION (Connie/Clement)** to approve rolling over the Vantage West CD into a new 10-month CD at 5.26% APY in the amount of \$210,126.22. Unanimously approved.

XI. Landscape Committee:

- a. **Rivers Edge Decomposed Granite Replenish: MOTION (DeLarge/Weiler)** to approve the proposal from AAA Landscape to replenish the decomposed granite at the River’s Edge parcel interior common areas, NTE \$1,885.00 after applying the 2% contract credit from the AAA Landscape maintenance contract. Unanimously approved. Mr. Fisher asked management to reach out to AAA Landscape for a proposal that would replenish decomposed granite in all areas of the community that are in need of replenishment.
- b. **Saguaro Removal: MOTION (Weiler/DeLarge)** to approve the proposal from Brijer Resources to remove the dying saguaro located in the Sonoran Vista parcel, NTE \$850.00. Unanimously approved.

XII. 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 (Duty of Maintenance)** – Recommendation of \$25 weekly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #20571 (Duty of Maintenance)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #120045, #24090 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #49308 (Unightly Materials)** – Recommendation of \$100 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #115057, #70449 (Unightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #70449, 22989 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #19682, #105520 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. **ID #17985, #83350 (Unightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #25278, #19547, #116303 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. **ID #5115011 (Landscape Maintenance)** – Recommendation of a one-time \$25 fine, 30-day pool suspension and cost of debris removal, which will be scheduled no sooner than May 22, 2024, if the property is not brought into compliance by May 21, 2024.

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

XIII. Unfinished Business:

- a. **Appoint Nominating Committee: MOTION (Cicala/Weiler)** to nominate the following five members for the 2024 Nominating Committee: Dave Lawrence, Dianne Kerns, Kathryn Mikronis, Jennifer Chamblee, & Steven Koerner. Unanimously approved.

XIV. New Business:

- a. **HVAC Annual Maintenance Plan Renewal: MOTION (DeLarge/Smith)** to approve the proposal from American Conditioned Air to service the HVAC units at the Windmill Park Office and Community Center twice a year, NTE \$1,280.00. Unanimously approved.
- b. **Windmill Pool Area Plumbing Repairs: MOTION (DeLarge/Fisher)** to approve the proposal from Foster Plumbing Inc. to replace the water feed line to the spa and to install an isolation valve for the Windmill pool area and building, NTE \$4,534.48. Unanimously approved.

XV. Action-In-Lieu of Meeting:

- a. **Splash Pad Equipment Replace: MOTION (Cicala/DeLarge)** to approve the proposal from Oasis Pool Service to repair and replace splash pad equipment components, NTE \$4,762.57. Unanimously approved.

XVI. Manager Report:

Ms. Boykin reported that in April, 16 homes sold/closed in CRCA, 7 homes sold/closed in Sunflower & 1 home sold/closed in Sierra Pointe; vincas were installed in all flowerbeds; trailing vincas were installed at the Desert Traditions I monument; the landscape committee will be presenting a proposal to the Board on June 3rd for the main monument refurbishment; the community center pool opened on May 2nd due to the Windmill Pool being closed for repairs; pool monitors began May 17th; splash pad equipment replacement is being scheduled by Oasis Pools; Bates Paving completed the community center asphalt repave and Phobos Park asphalt seal; Connect Security completed the alarm and security camera installation at Windmill Park office and community center; Reliable IT Solutions installed a new NAS (network attached storage); BCL Yard Services is no longer in business, management is currently reaching out to other landscape companies; third party contractor, Green Scorpion, reached out to see if the Board is interested in pre-emergent services again.

Adjournment:

Meeting adjourned at 6:46 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for June 18, 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