

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
July 23, 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. Fred Fisher, Treasurer; Mr. Brandt Smith, Director at Large; and Mr. Clement DeLarge, Director at Large. Directors excused: Mr. Tim Weiler, Secretary; Also present: Ms. Lori Wuollet, Community Manager; and Mr. J.J. Velarde, Assistant Manager. Nine audience members were in attendance.

II. Call to Order:

Ms. Peggy Bracken, President, called the meeting of the Board of Directors to order at 5:59 P.M.

III. Guests:

None scheduled.

IV. President's Message:

No message given.

V. Adopt the Agenda: MOTION (Cicala/DeLarge) to adopt the July 23, 2024, Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda: The following committee meeting minutes were received: June 3, 2024, Landscape; June 5, 2024, Covenants; June 6, 2024, ARC; June 18, 2024, Nominating; June 20, 2024, ARC; June 25, Nominating. **MOTION (Fisher/Smith)** to accept the consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes: MOTION (Smith/Fisher) to approve the June 18, 2024, Board meeting minutes as presented. Unanimously approved.

VIII. Homeowner Forum:

- Homeowner at 7615 W Summer Sky Dr. – Harassment complaint. Homeowner reported to the Marana Police but no action has been taken for years. Homeowner asking for HOA assistance. Mr. Smith will bring forth situation to his contacts at the Marana Police Department and the Board suggested to keep reporting when behavior occurs.
- Homeowner at 9358 N. Weather Hill Dr. – Requested a Continental Ranch Community Dog Park. Board advised to write up proposal and submit to Management to deliver to the Landscape Committee.

IX. Homeowner Requests to Board:

- a. Pool Sign: Human Contamination:** no action taken. Board declined request.

X. Finance:

- a. **Balance Sheet Report for June 30, 2024:** Operating Cash \$678,934.61; Total Cash Reserve \$1,352,462.61; Accounts Receivable \$73,955.85; Other Assets \$113,867.96; Pre-Paid Income Tax \$352.00; Pre-Paid Insurance \$2,600.00; June 30, 2024, Total Assets \$2,222,173.03.
- b. **Net Income Review for Month Ending June 30, 2024:** Mr. Fred Fisher noted a net income of \$721,610.81 and a favorable variance of the actuals and budget, year to date.

XI. Architectural Committee:

- a. **Design Guideline Amendments Sections: Requirements for Applications, Additions & Modifications and Paint Colors: MOTION (DeLarge/Cicala)** to approve the amendments by the Architectural Review Committee to the Design Guidelines, as presented. Unanimously approved.

XII. Landscape Committee:

- a. **Tree Removal - MOTION (DeLarge/Cicala)** to approve the proposal from Brijer Resources to remove the tree causing damage to the property at 6764 W. Alegria Dr., NTE \$900.00. Unanimously approved.
- b. **Irrigation Controller Upgrade - MOTION (DeLarge/Cicala)** to approve the proposal from AAA Landscape to upgrade an irrigation controller from 3G to 4G at Windmill Park, NTE \$1,248.79. Unanimously approved.
- c. **Erosion Repair - MOTION (Cicala/DeLarge)** to table the proposal from AAA Landscape to complete erosion repair along Long Creek Dr. and Idle Wild Dr. NTE \$1,380.00 until the next meeting and obtain a competitive bid. Unanimously tabled until next month.

XIII. Nominating Committee:

- a. **Slate of candidates were recommended as follows:** Peggy Bracken, Clement DeLarge, Connie DeLarge, and Tim Weiler.

XIV. 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 #20571 (Duty of Maintenance)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #105520, #109472 (Duty of Maintenance)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #70449 (Unsightly Materials)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #70449 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #81915, #83055 (Trailer Parking)** – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- g. **ID #20174 (Inoperable Vehicle)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #22989 (Landscape Maintenance)** – Recommendation to approve the cost associated to have BCL Landscaping Services remove the Desert Broom plus a \$25 monthly fine & 30-day pool suspension.

- i. **ID #120463 (Architectural Approval)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. **ID #28191 (Trash Cans)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

MOTION (Cicala/DeLarge) to approve all covenants violations fines, suspensions and extensions as recommended, except sub-item a. which the Board will allow a month to resolve without fine, by the Covenants Committee. Unanimously approved.

- k. **ID# 19453 - Paint Extension: MOTION (Cicala/Smith)** to deny an extension until July 2025 to resolve the covenant violation for account ID# 19453 as requested. Unanimously denied.

XV. Unfinished Business:

- a. **Easement Paint: MOTION (DeLarge/Cicala)** to deny the color used to paint the easement on Sayante Way for account ID#113015 as presented. Unanimously denied.

XVI. New Business:

- a. **Little League Field Use Application: MOTION (Cicala/Bracken)** to approve the Little League field use application as presented. Unanimously approved.
- b. **Pet Waste Containers: MOTION (Cicala/Bracken)** to deny installing pet waste containers in Continental Ranch. Unanimously denied.

XVII. Manager Report:

Ms. Wuollet reported that in June, 15 homes sold/closed in CRCA, 6 homes sold/closed in Sunflower & 3 homes sold/closed in Sierra Pointe; an unusual high number of pool closures continues due to human contamination and also due to storm debris; the spa jets were repaired under warranty; a drainage hole was cut in the WP pool pump room; the splash pad was repaired; the 2024-2025 Reserve Study was completed and spiral copies will be distributed after the Annual meeting; Staff was moved over to the NAS due to network space issues; Insurance company advised not to have volunteers patrol after hours violations; AAA will provide additional turf removal bids for the pocket parks to include in the Turf Rebate program; Due to storms, several trees were damaged and 2 large saguaro's fell that required several days of removal efforts; 6 new playground signs were installed at the pocket parks; Valaree is expecting a baby girl due 10/25/24; Josph resigned and his last day was 7/17/24 and we are in the process of hiring a replacement.

Adjournment:

Meeting adjourned at 7:23 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for August 20, 2024, at 6:00 P.M. at the Community Center.

Tim Weiler, Secretary

Minutes submitted by Lori Wuollet, Community Manager as approved by the Board of Directors