

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
August 20, 2024, at 6:00 P.M.
MEETING MINUTES

- I. Roll Call/Quorum:**

Directors present: Ms. Peggy Bracken, President; Mr. Bill Cicala, 1st Vice-President; Mr. Fred Fisher, Treasurer; Mr. Tim Weiler, Secretary; Mr. Brandt Smith, Director at Large; and Mr. Clement DeLarge, Director at Large. Directors excused: Ms. Connie DeLarge, 2nd Vice-President. Also present: Ms. Lori Wuollet, Community Manager; and Mr. J.J. Velarde, Assistant Manager. Fourteen 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 PM
- III. Guests:**

None scheduled.
- IV. President's Message:**

No message given.
- V. Adopt the Agenda: MOTION (Cicala/Weiler)** to adopt the August 20, 2024, Board Meeting Agenda as amended. Unanimously approved.
- VI. Consent Agenda:** The following committee meeting minutes were received: July 1, 2024, Landscape; July 10, 2024, Covenants; July 11, 2024, ARC; July 25, 2024, ARC. **MOTION (Cicala/Weiler)** to accept the consent agenda. Unanimously approved.
- VII. Approval of Board Meeting Minutes: MOTION (Cicala/Weiler)** to approve the July 23, 2024, Board meeting minutes as amended. Unanimously approved.
- VIII. Homeowner Forum:**
 - Homeowner at 7475 W Mountain Sky Dr. – advised to contact the FBI for hate crimes. Discussion ensued.
- IX. Homeowner Requests to Board:**
 - a. Dog Park:** Discussion of presentation ensued in depth. **MOTION (Cicala/DeLarge)** to forward request to Landscape Committee for further research. Unanimously approved.

X. Finance:

- a. **Balance Sheet Report for July 31, 2024:** Operating Cash \$592,364.10; Total Cash Reserve \$1,375,130.19; Accounts Receivable \$52,194.14; Other Assets \$113,867.96; Pre-Paid Income Tax \$352.00; Pre-Paid Insurance \$2,600.00; July 31, 2024, Total Assets \$2,136,508.39.
- b. **Net Income Review for Month Ending July 31, 2024:** Mr. Fred Fisher noted a net income of \$791,943.01 and a favorable variance of the actuals and budget, year to date.

XI. Architectural Committee: No Recommendations

XII. Landscape Committee: No Recommendations

XIII. Slate of Candidates:

- a. Slate of candidates meeting will be held 8/23/2024 at 5:00 PM to certify the slate of candidates: Peggy Bracken, Clement DeLarge, Connie DeLarge, and Tim Weiler.

XIV. Election Committee Appointment:

- a. **Motion (Cicala/Fisher)** to appoint the following five members to the 2024 election Committee: Betsy Boorse; Dianne Kerns; Larry Lemieux; Steve Koerner; Dave Lawrence, and Jeff Williams as an alternate. Unanimously approved.

XV. Covenants Committee:

- a. **ID #18132 (Duty of Maintenance)** – Recommendation of extension until 9/4/2024.
- b. **ID #20571 (Duty of Maintenance)** – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- c. **ID #105520 (Duty of Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. **ID #70449 (Unightly Materials)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. **ID #70449 (Trash Cans)** – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- f. **ID #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 \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. **ID #22989 (Landscape Maintenance)** – Recommendation of \$50 monthly fine & 30-day pool suspension plus to approve the cost associated to have BCL Landscaping services remove the Desert Broom. Unanimously approved.
- i. **ID #120463 (Architectural Approval)** – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

MOTION (Weiler/Cicala) to approve all covenants violations fines, suspensions and extensions as recommended, except sub-item c. which has been resolved. Unanimously approved.

XVI. Unfinished Business: No unfinished business

XVII. New Business:

- a. **Street Parking:** Discussion ensued on importance of upcoming vote.
- b. **Political Signs:** Discussion ensued **MOTION (Cicala/DeLarge)** to allow the signs to go up as long as they are not vulgar and meet the guidelines of state statute. Management advised to clarify motion. **MOTION (Cicala/DeLarge)** that political signs that attempt to influence the outcome of an election and meet the guidelines of Arizona State Statute 33-1808 be allowed on residential lots. 3 in favor (Cicala, DeLarge, Bracken) / 3 abstained (Weiler, Smith, Fisher) motion not passed. **MOTION: (Smith/Cicala)** to table vote until next meeting to allow Board more time to research. Unanimously approved.

XVIII. Manager Report:

Ms. Wuollet reported that in July, 12 homes sold/closed in CRCA, 1 home sold/closed in Sunflower & 0 homes sold/closed in Sierra Pointe; September newsletter is in production; provided an update on a commercial vehicle being parked in the community; the turf removal program is on hold with Tucson Water; clarified the 4G irrigation controller will be placed at Twin Peak/Palm Canyon and not at Windmill park; valve replacement along Coachline and Blandford is needed; irrigation leaks, including a backflow repair along Twin Peaks were repaired; Pool contamination continues with two events requiring closure; one of the Splash pad motors was replaced, at the Windmill pool: three step covers were replaced, lighting was repaired, a leak in the sand filter was repaired; the spa will be drained as part of normal maintenance 9/6/2024; storms/winds have continued to damage trees; 6 playground signs were replaced under warranty due to incorrect park names on the signs; Elizabeth Landeros was hired as the Covenants Liaison.

Adjournment:

Meeting adjourned at 7:33 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for September 17, 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