

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
September 17, 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; Ms. Connie DeLarge, 2nd Vice-President; and Mr. Clement DeLarge, Director at Large. Directors excused: Mr. Brandt Smith, Director at Large. Also present: Ms. Lori Wuollet, Community Manager; and Mr. J.J. Velarde, Assistant Manager. Seven 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 (DeLarge/Cicala) to adopt the September 17, 2024, Board Meeting Agenda as amended. Unanimously approved.

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

VII. Approval of Board Meeting Minutes: MOTION (Weiler/DeLarge) to approve the August 20, 2024, Board meeting minutes as amended. Unanimously approved.

VIII. Homeowner Forum:

- Homeowner at 8442 N Sayante Way – Discussion ensued. Homeowner was advised to submit an ARC to the committee with the new color for the easement paint.

IX. Homeowner Requests to Board: None

X. Finance:

a. Balance Sheet Report for August 31, 2024: Operating Cash \$447,454.13; Total Cash Reserve \$1,399,860.43; Accounts Receivable \$40,088.87; Other Assets \$113,867.96; Pre-Paid Income Tax \$352.00; Pre-Paid Insurance \$2,600.00; August 31, 2024, Total Assets \$2,004,223.39.

b. Net Income Review for Month Ending August 31, 2024: Mr. Fred Fisher noted a net income of \$181,564.23 and a favorable variance of the actuals and budget, year to date.

XI. Architectural Committee: No Recommendations

XII. Landscape Committee:

- a. **Pocket Parks, Monument and Windmill Park Overseed: MOTION (Cicala/DeLarge)** to have AAA Landscape oversee Windmill Park and monument grass areas and not to oversee any of the pocket parks. Unanimously approved.
- b. **Erosion at Idle Wild/Long Creek: MOTION (DeLarge/Cicala)** to approve the proposal from PointsWest Environmental to correct the erosion issue at Idle Wild and Long Creek. NTE \$1750.00. Unanimously approved.
- c. **Stump Grinding: MOTION (DeLarge/Cicala)** to approve the proposal from AAA Landscape to remove/grind stumps due to storm damaged trees that have been removed upon receipt of revised bid without the Parcel 51 stump. NTE \$1965.00. Unanimously approved.
- d. **Valve Replacement Blandford/Coachline: MOTION (DeLarge/Cicala)** to approve the proposal from AAA Landscape to replace the faulty irrigation valve at Blandford/Coachline. NTE \$150.00." Unanimously approved.

XIII. 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 \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.**
- c. **ID #70449 (Unsightly Materials) – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.**
- d. **ID #70449 (Trash Cans) – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.**
- e. **ID #83055 (Trailer Parking) – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.**
- f. **ID #20174 (Inoperable Vehicle) – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.**
- g. **ID #22989 (Landscape Maintenance) – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.**
- h. **ID #120463 (Architectural Denial) – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.**
- i. **ID #21986 (Duty of Maintenance) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.**

MOTION (Weiler/DeLarge) to approve all covenants violations fines, suspensions and extensions as recommended. Unanimously approved.

XIV. Unfinished Business:

- a. **Dog Park Status Update:** Mr. DeLarge explained what occurred during the discussion at the Landscape Committee meeting. Discussion ensued. **MOTION (Cicala/DeLarge)** to contact the Attorney to comment on having a dog park in Continental Ranch.
- b. **Political Signs:** Ms. Bracken read a statement regarding the last meeting vote on this subject. **MOTION (Bracken/Cicala)** to allow political signs in the yards of Continental Ranch Community Association Members as long as it adheres to AZ State Statute 33-1808. The signs do not require a

candidate name and cannot contain foul language on the sign. Arizona State Statute 33-1808, as stated under #4 "political sign", means any sign that attempts to influence the outcome of an election. Therefore, moving forward, our guidelines will be amended to reflect this change. Unanimously approved.

XV. New Business:

- a. **Parcel 226-20-030B purchase:** Member of church attended to explain what they are proposing. Discussion ensued. **MOTION (Cicala/Weiler)** to obtain a proposal from the Church on they are proposing to put on the parcel and have further discussions. Unanimously approved.
- b. **Community Center Water Fountain:** **MOTION (Cicala/Weiler)** to approve the replacement of the water fountain at the Community Center by Foodservice Equipment Service NTE: \$3,296.20 pending when funds are available as determined by the Treasurer. Unanimously approved.
- c. **Word Press Website File Naming:** **MOTION (Cicala/Weiler)** to approve the work needed to restore/correct the file names on the website NTE: \$600.00. Unanimously approved.
- d. **Community Center Reservation Fees:** **MOTION (Cicala/Weiler)** to approve the fee reduction for 1123 Ministries to the rate of a 501 c(3) once 90% of the membership is verified to be homeowners. Unanimously approved.
- e. **Election Committee Procedure:** **MOTION (Cicala/DeLarge)** to approve the election committee procedure for the 2024 election. Unanimously approved.

XVI. Manager Report:

Ms. Wuollet reported that in July, 14 homes sold/closed in CRCA, 6 home sold/closed in Sunflower & 0 homes sold/closed in Sierra Pointe; Keri Cloud version is now available and will be converted over in the first week in November. After this occurs we will be solely on the NAS System; Camera system is continuing to cause issues and one camera was replaced and additional electrical issues are being escalated for resolve; Annual Meeting packets have gone out to the homeowners; provided an update on the turf removal and Tucson Water rebate program; Pool contamination continues an additional event requiring closure of one day; Windmill Park sand filter was replaced after a repair was attempted; Lighting at the Kiddie Pool was repaired; Spa maintenance was done and no impact to the community occurred; 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.

Adjournment:

Meeting adjourned at 7:01 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for October 15, 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