

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; Mr. Clement DeLarge, Director at Large; Mr. Brandt Smith, Director at Large. Also present: Ms. Lori Wuollet, Community Manager; and Mr. J.J. Velarde, Assistant Manager. Four 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.

**IV. President's Message:**

No message given.

**V. Adopt the Agenda: MOTION (Cicala/ DeLarge)** to adopt the October 15, 2024, Board Meeting Agenda as presented. Unanimously approved.

**VI. Consent Agenda:** The following committee meeting minutes were received: September 4, 2024, Covenants; September 5, 2024, ARC; September 9, 2024, Landscape; September 19, 2024, ARC. **MOTION (Weiler/DeLarge)** to accept the consent agenda. Unanimously approved.

**VII. Approval of Board Meeting Minutes: MOTION (Weiler/DeLarge)** to approve the September 17, 2024, Board meeting minutes as presented. Unanimously approved.

**VIII. Homeowner Forum:**

- Homeowner at 9295 N Sugar Foot – Discussion ensued regarding political affiliations and transparency. Homeowner was advised the Board is not required to tell her what their outside political affiliations are. Homeowner also expressed concerns about more than one person in a household being able to serve on the Board at the same time. Discussion ensued and homeowner was told that the Governing documents do not prohibit.

**IX. Homeowner Requests to Board:** None

**X. Finance:**

**a. Balance Sheet Report for September 30, 2024:** Operating Cash \$350,567.13; Total Cash Reserve \$1,411,480.89; Accounts Receivable \$37,952.87; Other Assets \$113,867.96; Pre-Paid Income Tax \$352.00; Pre-Paid Insurance \$2,600.00; Total Assets \$1,916,820.85.

- b. **Net Income Review for Month Ending September 30, 2024:** Mr. Fred Fisher noted a net income of \$361,909.37 and a favorable variance of the actuals and budget, year to date.

**XI. Architectural Committee:** No Recommendations

**XII. Landscape Committee:**

- a. **Tree/Stump Grinding: MOTION (Cicala/Weiler)** to approve the proposal from Brijer Resources to remove one tree and grind three root balls due to storm damaged trees. NTE \$3,100.00.”
- b. **Sierra Pointe Monument Desert Planting: MOTION (Cicala/DeLarge)** to approve the proposal from AAA Landscape to desert landscape the Sierra Pointe Monument. NTE \$2,124.16. 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 (Unightly Materials) – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- d. ID #70449 (Trash Cans) – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- e. ID #83055 (Trailer Parking) – Recommendation of \$100 weekly fine & 30-day pool suspension until the property is brought into compliance.
- f. ID #22989 (Landscape Maintenance) – Recommendation of \$75 monthly fine & 30-day pool suspension until the property is brought into compliance.
- g. ID #120463 (Architectural Denial) – Recommendation of \$50 monthly fine & 30-day pool suspension until the property is brought into compliance.
- h. ID #83352 (Duty of Maintenance) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- i. ID #116774 (Duty of Maintenance) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- j. ID #18249 (Duty of Maintenance) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- k. ID #21130 (Duty of Maintenance) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- l. ID #100492 (Unightly Materials) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- m. ID #100492 (Trailer Parking) – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- n. ID #44090 (Trailer Parking) – Recommendation of \$75 weekly fine & 30-day pool suspension until the property is brought into compliance.
- o. ID #20612 (Landscape Maintenance) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.
- p. ID #20991 (Landscape Maintenance) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance. The committee also requested a quote from AAA to remove the dead tree.

- q. ID #118514 (Duty of Maintenance) – Recommendation of \$25 monthly fine & 30-day pool suspension until the property is brought into compliance.

**MOTION (Cicala/Weiler)** to approve all covenants violations fines, suspensions and extensions as recommended except sub-items A, D, N and for J,K ask them to submit in writing the length of extension they are requesting. Unanimously approved.

**XIV. Unfinished Business:**

- a. **Dog Park Status Update:** status provided as the landscape committee tabled the discussion until the next meeting to have additional time to review the attorney and insurance information.

**XV. New Business:**

- a. **Management Contract: MOTION (Bracken/DeLarge)** to move the discussion to Executive Session. Unanimously approved.
- b. **Action in lieu: MOTION (Weiler/DeLarge)** to ratify the action-in-lieu authorizing the CDARS from Alliance Bank to rollover at the rate of 4.30% for 52 weeks. Unanimously approved.
- c. **Termite agreement: MOTION (Cicala/Weiler)** to approve the proposal from Southwest Pest Solutions to continue the annual termite inspections at Windmill Park and the Community Center. NTE \$175.00 for each building. Unanimously approved.
- d. **Oasis Contract: MOTION (DeLarge/DeLarge)** to approve the proposals from Oasis Pool to continue the pool service at the Windmill Park Pool and spa; Splash Pad; the Community Center pool and Kiddie Pool on a monthly basis as follows: Unanimously approved.
1. **Windmill Park: During the months of November, December, January and February:**
    - i. Windmill Park Pool and Spa: NTE \$1,235.00 monthly
    - ii. Windmill Park Splash Pad: NTE \$455.00 Monthly
  2. **Windmill Park: During the months of March, April, May, June, July, August, September, October:**
    - i. Windmill Park Pool and Spa: NTE \$2,470.00 monthly
    - ii. Windmill Park Splash Pad: NTE \$910.00 Monthly
  3. **Community Center: During the months of September, October, November, December, January, February, March and April:**
    - i. Community Center Pool and Kiddie Pool: NTE \$1,235.00 monthly
  4. **Community Center: During the months of May, June, July and August:**
    - i. Community Center Pool and Kiddie Pool: NTE \$2,058.33 monthly
- e. **Mini Split Replacement: MOTION (DeLarge/DeLarge)** to approve the proposal from Sensi Mechanical to replace the mini split system at the Windmill Park Pool. NTE \$5,730.00. Unanimously approved.

**XVI. Manager Report:**

Ms. Wuollet reported that in September, 8 homes sold/closed in CRCA, 1 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 will be replaced; provided an update on the turf removal and Tucson Water rebate program; Pool at the Community Center is now closed and Windmill Park pool will close on October 31; Dog Swim Day is November 2<sup>nd</sup>; splash pad chlorinator compressor failed and the Aquasol unit is being replaced as a reserve expense; contract price for Oasis

did not change for the 2025 year and was discussed during new business; lighting at the Kiddie Pool was repaired again; Annual Meeting will be held on October 22, sign in at 5:30 and the meeting starts at 6:00 PM; Election Committee will count ballots on October 22 starting at 9:00 AM at the office.

**Adjournment:**

Meeting adjourned at 6:44 P.M. Executive Session to follow.

**Next Board of Directors Meeting scheduled for November 19, 2024, at 6:00 P.M. at the Community Center.**

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Tim Weiler, Secretary

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

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