

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
November 19, 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. Tim Weiler, Secretary; Ms. Connie DeLarge, 2nd Vice-President; Mr. Clement DeLarge, Director at Large; Mr. Brandt Smith, Director at Large. Directors excused: Mr. Fred Fisher, Treasurer. Also present: Ms. Lori Wuollet, Community Manager; and Mr. J.J. Velarde, Assistant Manager. Three audience members were in attendance.

II. Call to Order:

Ms. Peggy Bracken, President, called the meeting of the Board of Directors to order at 6:04 PM

III. Guests:

None.

IV. President's Message:

No message given.

V. Adopt the Agenda: MOTION (Cicala/ Weiler) to adopt the November 19, 2024, Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda: The following committee meeting minutes were received: October 2, 2024, Covenants; October 3, 2024, ARC; October 7, 2024, Landscape; October 17, 2024, ARC. **MOTION (Cicala/DeLarge)** to accept the consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes: MOTION (Cicala/DeLarge) to approve the October 15, 2024, Board meeting minutes as presented. Unanimously approved.

VIII. Homeowner Forum: None

IX. Homeowner Requests to Board: None

X. Finance:

a. Balance Sheet Report for October 31, 2024: Operating Cash \$655,904.59; Total Cash Reserve \$1,434,236.91; Accounts Receivable \$30,083.67; Other Assets \$113,867.96; Pre-Paid Income Tax \$352.00; Pre-Paid Insurance \$2,600.00; Total Assets \$2,237,045.13.

b. Net Income Review for Month Ending October 31, 2024: Net income of \$216,132.00 and a favorable variance of the actuals and budget, year to date.

XI. Architectural Committee: No Recommendations

XII. Landscape Committee:

- a. **Tucson Water turf rebate program: MOTION (Cicala/Weiler)** to approve the areas to remove turf in Continental Ranch as indicated by Tucson Water, except for Finrock Park and Veridian Park, and obtain drawings and quotes from AAA Landscape for each section." Unanimously approved.

XIII. Covenants Committee: No recommendations.

XIV. Unfinished Business:

- a. **Dog Park Status Update:** status provided. **MOTION (Weiler/Cicala)** to approve the survey to homeowners gauging interest in having a dog park." Unanimously approved.
- b. **Management Contract:** discussion ensued. **MOTION (Cicala/DeLarge)** to approve the annual renewal contract from HOA management Solutions, effective November 1, 2024, NTE \$408,368.00 annually". Unanimously approved.

XV. New Business:

- a. **Annual Financial Audit: MOTION (Cicala/DeLarge)** to approve the proposal from J. Todd Lundering, CPA, to perform the 2023-2024 financial audit and tax returns, NTE \$9,000.00." Unanimously approved.
- b. **New Committee Member Appointment: MOTION (DeLarge/Cicala)** to appoint Ms. Patti Gloy to the Landscape Committee as recommended by the Landscape Committee. Unanimously approved.
- c. **Management Staff End of Year Bonus: MOTION (Cicala/Weiler)** to move the item to Executive Session. Unanimously approved.
- d. **Sovereign Electric Conduit Repair: MOTION (Cicala/Smith)** to approve the proposal from Sovereign Electric to relocate the electrical conduit from above ground to below ground at Winmill Park pool. NTE \$1,550.00." Unanimously approved.
- e. **Sovereign Electric Light Pole LED Head Replacement: MOTION (Cicala/Smith)** to approve the proposal from Sovereign Electric to replace the LED light head on a pole in the pool area at the Community Center pool. NTE \$1,500.00." Unanimously approved.
- f. **Corporate Transparency Act: MOTION (Cicala/DeLarge)** to approve the proposal from Goodman Law to file the Beneficial Owner Information Report (BOIR) on behalf of the Board of Directors. NTE \$350.00 for the initial filing and \$200.00 for amended filings." Unanimously approved.
- g. **Office Water System: MOTION (Cicala/DeLarge)** to approve the proposal from RiteWay to replace the reverse osmosis system with a new 5-year filter system. NTE \$1881.60." Unanimously approved.

XVI. Manager Report:

Ms. Wuollet reported that in October, 10 homes sold/closed in CRCA, 6 home sold/closed in Sunflower & 2 homes sold/closed in Sierra Pointe; Keri Cloud version was scheduled in the first week in November but was delayed until 11/14/2024 and a part needed to be ordered. The new expected time frame to convert is 12/6/2024. After this occurs we will be solely on the NAS System; Camera system issues have been resolved; provided an update on the turf removal and Tucson Water rebate program; Dog Park survey is ready to go with Board permission; Pool at Windmill Park is now closed; Dog Swim Day had 9 dogs attend and the pools will be drained over the winter season; Annual Meeting was held on 10/22/2024 and the results were as follows: Peggy Bracken: 757; Clement DeLarge – 727;

Connie DeLarge – 700; Tim Weiler – 850; Street Parking vote passed with the Association retaining its authority to regulate parking – in favor: 864 and against: 172. The vote was recorded as per AZ State Statute; Dumpster event resulted in lots of debris due to the size of the container that was approved by the Board and Management suggests increasing the size of the container if we host the event again; Newsletter articles will not put in specific dates to remember to avoid any bias; Homeowner suggestion to amend flags allowed in the association; Photos with Santa will be on 12/7/2024; Casa de los Ninos toy drive is now through 12/18/2024; Holiday decorating contest is on 12/18/2024; Office will be closed on 11/28 and 11/29/2024 in observance of Thanksgiving; CTA BOIR information is needed as soon as possible from Board members so it can be filed in accordance of the law.

Adjournment:

Meeting adjourned at 6:24 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for December 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