

Continental Ranch Community Association

9150 N. Coachline Blvd. Tucson, AZ 85743 Phone: (520) 297-7600 Fax: (520) 297-7917

Landscape Committee Meeting – December 9, 2024

Minutes

- I. **Call to Order 6:30 P.M. at the Windmill Park Office**
- II. **Roll Call:**
 - Present:* **Doug Childress (Chairperson)**
Alexis Stern
Larry Lemieux
Patti Gloy
Lori Wuollet (Mgmt. Representative)
 - Absent:* **Clement DeLarge (Board Liaison)**
Patrick Chamblee
- III. **Approval of December 9, 2024 Meeting Agenda** approved by motion (**Stern/Lemieux**).
- IV. **Approval of November 4, 2024 Meeting Minutes** approved by motion (**Lemieux/Stern**).
- V. **Guests: AAA Landscape:** Mr. Valencia, Account Manager for CRCA's landscape maintenance reported both minor and major water leaks were repaired; performing water cutbacks for the winter season; cutting back vegetation such as Bird of Paradise and Texas Rangers for the winter season; Twin Peaks and Windmill Park irrigation repairs were completed, Sierra Point monument desertscape was completed; Annual tree trimming bid is being worked on; crew is working behind the homes; snapdragons were placed for the winter season; as previously requested, the PSI for the backflows along Twin Peaks is between 80-85 which is normal (meter 22266151 is 85 PSI, meter 18229842 is 80 PSI and meter 18514053 is 80 PSI); olive tree watering was discussed in depth. **MOTION (Lemieux/Childress)** reduce the water to the remaining Olive Trees so 75% of the Olive trees on the south side area are capped. Unanimously approved.
- VI. **Management Report:** Ms. Wuollet reported that AAA Landscape identified several leaks at Windmill Park and Palm Canyon; Twin Peaks medians were looking quite bad and a backflow seemed to have been off and the plants were not being watered; Maps 10,13,16,17,22,24,25 and 27 were completed since the last meeting; Snap Dragons were installed at Cancion Del Sol, Rivers Edge, Acacia Trails and Mountain Shadows; Sierra Point monument desertscape was completed on 12/5/2024; upper tree pruning bids were requested from AAA Landscape and Brijer Resources; pre-emergent spray was completed; thirty backflow inspections were completed per the AAA contract; tree on Talavera was removed at no cost due to AAA not submitting the bid as agreed; AAA Landscape proposal to replace the valves West of Coachline along Twin Peaks is in the packet for review; an update on the Tucson Water rebate is: Requests for proposals and drawings were sent to AAA Landscape for submission by 1/2/2025 at the latest for January's committee meeting; dog park survey results are in the packet for review by the committee.
- VII. **Year to Date Budget Review:** the year-to-date budget was included in the packet for review.

VIII. Board Actions:

- A. Board approved the Landscape committee recommendation to remove turf in Continental Ranch except for Finrock Pocket Park and Veridian Pocket Park and obtain drawings and quotes from AAA Landscape for each section.
- B. Board approved the Landscape committee recommendation to send out a survey to homeowners gauging interest in having a dog park.

IX. Unfinished Business:

- A. Tucson Water turf rebate program update – committee discussed the rebate program and AAA Landscape will submit proposals by 1/2/2025.
- B. Dog Park Update – survey results are as follows: 550 responses. “Do you have an interest in having Continental Ranch Community Association create a private dog park within the community? Yes: 297, No: 253. “Would you be willing to have your association fees increased to support a dog park?” Yes: 140, No: 409. Survey discussed in depth.
MOTION (Lemieux/Childress) to not recommend a dog park in Continental Ranch to the Board. 2:2 (against: Stern/Gloy) motion fails.

X. New Business:

- A. AAA Landscape Contract
 - Committee discussed schedule A and would like AAA Landscape to amend the wording to indicate that the prices on Schedule A are good THRU 12/31/2025.
MOTION (Gloy/Childress) To have AAA Landscape modify schedule A to insert the word THRU between Pricing and 12/31/2025. Unanimously approved.
MOTION (Childress/Lemieux) to accept the AAA Contract as presented with the wording change to Schedule A. Unanimously approved.
- B. AAA Landscape Twin Peaks valve replacement proposal
 - **MOTION (Childress/Lemieux)** to accept the proposal to replace the valves on Twin Peaks as presented. Unanimously approved.
- C. Appoint new Landscape Committee members
 - No new members were present

XI. Next meeting date: January 6, 2025, at 6:30 P.M. at the Windmill Park Office.

XII. Meeting adjourned at 7:29 PM.