

Continental Ranch Community Association
Board of Directors Meeting
at the Community Center
December 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. Tim Weiler, Secretary; Ms. Connie DeLarge, 2nd Vice-President; Mr. Fred Fisher, Treasurer; 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. 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.

IV. President's Message:

No message given.

V. Adopt the Agenda: MOTION (Weiler/DeLarge) to adopt the December 17, 2024, Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda: The following committee meeting minutes were received: November 4, 2024, Landscape; November 7, 2024, ARC; November 21, 2024, ARC. **MOTION (Weiler/DeLarge)** to accept the consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes: MOTION (Weiler/DeLarge) to approve the November 19, 2024, Board meeting minutes as presented. Unanimously approved.

VIII. Approval of Board Meeting Minutes: MOTION (Weiler/DeLarge) to approve the November 19, 2024, Organizational meeting minutes as presented. Unanimously approved.

IX. Homeowner Forum: Homeowner expressed concern regarding the survey that was sent out to homeowners regarding the dog park. This topic was discussed at length.

X. Homeowner Requests to Board: None

XI. Finance:

a. Balance Sheet Report for November 30, 2024: Operating Cash \$815,579.54; Total Cash Reserve \$1,459,259.75; Accounts Receivable \$145,054.60; Other Assets \$113,867.96; Pre-Paid Income Tax \$352.00; Pre-Paid Insurance \$2,600.00; Total Assets \$2,536,713.85.

- b. **Net Income Review for Month Ending November 30, 2024:** Net income of \$748,848.45 and a favorable variance of the actuals and budget, year to date.

XII. Architectural Committee: No Recommendations

XIII. Landscape Committee:

- a. **AAA Landscape renewal contract: MOTION (Cicala/DeLarge)** to approve the AAA Landscape renewal proposal with the schedule A wording change NTE: \$317,212.92 for the 2025 renewal year, and NTE: \$326,729.28 for the 2026 and 2027 renewal year." Unanimously approved.
- b. **AAA Landscape IPM contract: MOTION (Cicala/Smith)** to approve the AAA Landscape IPM proposal NTE: \$16,155.00 for the year 2025." Unanimously approved.
- c. **AAA Landscape Twin Peaks valve replacement proposal: MOTION (Cicala/Smith)** to approve the AAA Landscape proposal to replace the Twin Peaks irrigation valves NTE: \$2,513.55." Unanimously approved.

XIV. Covenants Committee:

- a. **ID #83352, ID #116774, ID #101618, ID #29300, ID #20622, ID #105981, ID #114998, ID #18612, ID #109757, ID #19682 (Duty of Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. **ID #20571 (Duty of Maintenance)** - recommendation of \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- c. **ID #120463 (Architectural Approval)** - recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- d. **ID #19786, ID #71568, ID #27090, ID #23033 (Landscape Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- e. **ID #107834, ID #105756 (Trailer Parking)** - recommendation of \$75 weekly fine & 30-day pool suspension until property is brought into compliance.
- f. **ID #120652 (Boat Parking)** - recommendation of \$75 weekly fine & 30-day pool suspension until property is brought into compliance.
- g. **ID #117042 (Landscape Parking)** - recommendation of \$25 weekly fine & 30-day pool suspension until property is brought into compliance.
- h. **ID #19856 (Architectural Approval)** - recommendation of \$25 weekly fine & 30-day pool suspension until property is brought into compliance.

MOTION (Weiler/Bracken) to approve all covenants violations fines, suspensions and extensions as recommended by the Covenants Committee changing ID# from 114998 to 114993 and removing ID# 107834 as cured," Unanimously approved.

XV. Unfinished Business: None

XVI. New Business: None

XVII. Manager Report:

Ms. Wuollet reported that in November, 6 homes sold/closed in CRCA, 3 homes sold/closed in Sunflower & 1 home sold/closed in Sierra Pointe; Keri Cloud version was scheduled in the first week in November but was delayed until 12/16/2024 or longer due to manufacturer backorder. After this occurs we will be solely on the NAS System; provided an update on the turf removal and Tucson Water rebate program; dog park survey results as follows: "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; both pools are closed for the season and will be drained as part of normal maintenance over the winter; photos with Santa was held 12/7/2024 with over 40 families attending; Casa de los Ninos toy drive goes through 12/18/2024; CTA BOIR was stayed in the courts but CRCA has complied so when a determination is made we will be compliant; attorney fees will remain the same as last year per Goodman Law; Valaree is due back from leave on 1/6/2025; Office will be closed on 12/24 and 12/25/2024 in observance of Christmas and on 12/31/2024 and 1/1/2025 in observance of New Years.

Adjournment:

Meeting adjourned at 6:29 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for January 21, 2025, 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