

Continental Ranch Community Association
Board of Directors Meeting
at Windmill Park Conference Room
February 18, 2025, 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; Mr. Fred Fisher, Treasurer. Also present: Ms. Lori Wuollet, Community Manager; Mr. J.J. Velarde, Assistant Manager. Two audience members were in attendance.

II. Call to Order:

Ms. Peggy Bracken, President, called the meeting of the Board of Directors to order at 5:57 PM

III. Guests: None

IV. President's Message:

No message given.

V. Adopt the Agenda: MOTION (Weiler/DeLarge) to adopt the February 18, 2025, Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda: The following committee meeting minutes were received: January 2, 2025, ARC; January 6, 2025, Landscape; January 8, 2025, Covenants; January 16, 2025, ARC. **MOTION (Weiler/Smith)** to accept the consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes: MOTION (Weiler/DeLarge) to approve the January 21, 2025, Board meeting minutes as presented. Unanimously approved.

VIII. Homeowner Forum: Homeowner asked about Dog Park status and was advised that the committee is researching. Another homeowner provided the Sunflower newsletter and explained about the CC&R's vs the Guidelines that were in conflict. Discussion regarding the street vote ensued.

IX. Homeowner Requests to Board: None

X. Finance:

a. Balance Sheet Report for January 31, 2025: Operating Cash \$633,901.40; Total Cash Reserve \$1,514,434.04; Accounts Receivable \$76,897.27; Other Assets \$108,352.96; Pre-Paid Income Tax \$352.00; Pre-Paid Insurance \$2,600.00; Total Assets \$2,336,537.67.

- b. **Net Income Review for Month Ending January 31, 2024:** Net income of \$496,364.19 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 (DeLarge/Smith)** to continue researching the Tucson Water Turf Rebate program with the updated drawings from AAA Landscape.” Unanimously approved.

XIII. Covenants Committee:

- a. **ID #20597, ID #115059, ID #101722, ID #115057, ID #83033, ID #109830, ID #105518, ID #53606, ID #105650, ID #101719 (Duty of Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. **ID #116774, ID #19682, ID #20622, ID #105981, ID #114993 (Duty of Maintenance)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- c. **ID #105620 (Unightly Materials)** recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- d. **ID #20571 (Duty of Maintenance)** - recommendation of \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- e. **ID #19786, ID #23033 (Landscape Maintenance)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- f. **ID #117042 (Landscape Parking)** - recommendation of \$50 weekly fine & 30-day pool suspension until property is brought into compliance.

MOTION (Cicala/DeLarge) to approve all covenants violations fines, suspensions and extensions as recommended by the Covenants Committee except ID#115057, ID#105518, ID#105650, ID#19786 and ID#117042 noted as cured,” Unanimously approved.

XIV. Unfinished Business: None

XV. New Business:

- a. **Backyard Boulders proposal: MOTION (Cicala/DeLarge)** to **RATIFY THE ACTION IN LIEU** to approve the proposal from Backyard Boulders to repaint the pool decking/splash pad at Windmill Park Pool and the pool decking at the Community Center. Reserve Study Components #321 and #521, NTE: \$42,065.” Unanimously approved.
- b. **Saguaro Aquatics Swim Lessons: MOTION (Cicala/DeLarge)** to approve the renewal of Saguaro Aquatics swim lessons for 2025.” Unanimously approved.
- c. **Oasis Pool Chlorinator Replacement: MOTION (Bracken/Weiler)** to approve replacement of 2 AquaSol units for Windmill Park for both the Pool and Spa, Reserve Component #580 NTE: \$8,708.62.” Unanimously approved.
- d. **Waste Management Dumpster Event April 2025: MOTION (Smith/Weiler)** to place two 40-Yard containers in the West parking lot for the April dumpster event with a cost NTE: \$1,550.” Unanimously approved.

- e. **Reserve Study Update: MOTION (Cicala/DeLarge)** to approve the FY 2025/2026 Reserve Study update NTE: \$2,810.” Unanimously approved.
- f. **Zoom Room proposal – AV & Automation Specialists: MOTION (Cicala/Smith)** to table this item until other options can be found.” Unanimously approved.
- g. **WAPA Dust Control: MOTION (Cicala/Smith)** to approve the proposal from Aztec Environmental Services to apply a dust control solution across the surface of the CRCA common area between Parcel 17 and Silverbell Road, NTE: \$4,430.” Unanimously approved.

XVI. Manager Report:

Ms. Wuollet reported that in January, 13 homes sold/closed in CRCA, 2 homes sold/closed in Sunflower & 3 homes sold/closed in Sierra Pointe; Keri Cloud version upgrade has been completed and we are completely on the NAS System; AMFAM is no longer providing coverage directly to HOA’s however, brokerage is finding us another policy which will be less expensive in the long run. An action in lieu will be needed as the policy will expire prior to our next meeting; an update on the turf removal and Tucson Water rebate program and dog park were already discussed during the meeting; the newsletter for March-April is in production; gift cards for 2024 volunteers were distributed and a recommendation of one gift card per household per event was advised; Zoom room bid was discussed during the meeting; CTA BOIR information was already completed and CRCA is in compliance.

Adjournment:

Meeting adjourned at 6:48 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for March 18, 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