

Continental Ranch Community Association
Board of Directors Meeting
at Windmill Park Conference Room
March 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. 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 5:57 PM

III. Guests: Don Cox – Farmers Insurance presented on the association insurance policy and coverages.

IV. President's Message:

No message given.

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

VI. Consent Agenda: The following committee meeting minutes were received: February 3, 2025, Landscape; February 5, 2025, Covenants; February 6, 2025, ARC; February 20, 2025, ARC. **MOTION (Weiler/DeLarge)** to accept the consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes: MOTION (Weiler/DeLarge) to approve the February 18, 2025, Board meeting minutes as presented. Unanimously approved.

VIII. Homeowner Forum: Homeowner requested the Board approve a denied ARC request for a gazebo that was 4 inches over the height requirement. The homeowner asked for expedited approval due to the selling of the home. **MOTION (Cicala/DeLarge)** to approve the Gazebo with a 4 inch above height variance as requested. Unanimously approved.

IX. Homeowner Requests to Board: None

X. Finance:

a. Balance Sheet Report for February 28, 2025: Operating Cash \$498,190.85; Total Cash Reserve \$1,543,643.55; Accounts Receivable \$65,050.00; Other Assets \$108,352.96; Pre-Paid Income Tax \$352.00; Pre-Paid Insurance \$2,600.00; Total Assets \$2,218,189.36.

b. Net Income Review for Month Ending February 28, 2025: Net income of \$369,601.78 and a favorable variance of the actuals and budget, year to date.

XI. Architectural Committee: Section Roofs, (Pg.16) **MOTION (Cicala/DeLarge)** to approve the amendments for the “roofs” section on page 16 of the design guidelines as recommended by the Architectural Review Committee. Unanimously approved.

XII. Landscape Committee:

- a. **Tucson Water Turf Rebate program: MOTION (DeLarge/Smith)** to proceed with the Tucson Water Turf Rebate program with the updated drawings from AAA Landscape. NTE: \$109,038.00 with a rebate from Tucson Water NTE: \$41,610.50 and using the allotted reserve money from component #1410, #1411 and #1412 NTE: \$53,887.50 for a net total due NTE: \$13,540.00.

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 (Weiler/Cicala) to approve all covenants violations fines, suspensions and extensions as recommended by the Covenants Committee except ID#53606 and ID#106720 noted as cured,” Unanimously approved.

XIV. Unfinished Business: None

XV. New Business:

- a. **Farmers Insurance – ACTION IN LIEU: MOTION (Cicala/Weiler)** to RATIFY THE ACTION IN LIEU to accept the new insurance policy proposal from Farmers Insurance for a one-year term. NTE: \$28,590.00. Unanimously approved.
- b. **CD Maturing: MOTION (Cicala/Bracken)** to approve the renewal of the current Vantage West 10-Month CD to a Vantage West 12-month CD at 4.00% APY starting 3/30/2025. Unanimously approved.
- c. **Community/Pool Signs: MOTION (Cicala/DeLarge)** to approve the proposal from West Press to replace 29 signs around the community NTE: \$6,793.75. Unanimously approved.
- d. **Office HVAC Replacement: MOTION (Smith/Weiler)** to approve replacement of the office HVAC, Reserve Component # 685 from Sensi Mechanical NTE: \$9,415.00. Unanimously approved.
- e. **Office Interior Lighting Replacement: MOTION (Cicala/Weiler)** to table this item until the next meeting and have Sovereign Electric provide clarification on what a “base bid” means. Unanimously approved.

- f. **Parking Lot Pavement Repair: MOTION (Cicala/Bracken)** to approve sealcoat and striping of the Windmill Park parking lot and West parking lot. Reserve components #401 and #404 from Bates Paving NTE: \$13,120.00. Unanimously approved.
- g. **Windmill Park Pool Wall and Column Repair: MOTION (Weiler/Smith)** to approve repair of the Windmill Park pool wall and interior column repair from Desert Starr Masonry & Repair NTE: \$1,300.00. Unanimously approved.
- h. **Windmill Park Public Bathroom Lock Replacement: MOTION (DeLarge/Smith)** to approve the proposal from Roadrunner Lock and Key to rekey the Windmill Park public bathrooms using the Mul-T-Lock keys, NTE: \$1,110.21. Unanimously approved.
- i. **Community Center Bulletin Board Replacement: MOTION (Smith/Weiler)** to approve the replacement of the Community Center Bulletin Board from Amazon, NTE: \$406.52. Unanimously approved.
- j. **Comcast Fiber Optic Proposal: MOTION (Cicala/DeLarge)** to deny the proposal from Comcast Communications to upgrade the Community Center and Windmill Park locations to Fiber Optic internet with a one-time fee, NTE: \$398.00 for equipment and a monthly service fee NTE: \$847.90 for a minimum 63-month term with the first 3 months for free with Cox waiving the \$38,945.98 construction cost." Unanimously approved.
- k. **Windmill Park and Community Center Pool Opening/Closing: MOTION (Cicala/Fisher)** to approve closing the Windmill Pool for the 2025 season on October 31, 2025, open the Community Center pool on May 2, 2025, and close the Community Center pool on September 2, 2025. Unanimously approved.
- l. **Zoom Meeting Equipment: MOTION (Cicala/Bracken)** to approve the Microphone/speaker and a one-year subscription to Zoom NTE: \$ 250.00. Unanimously approved.

XVI. Manager Report:

Ms. Wuollet reported that in February , 4 homes sold/closed in CRCA, 7 homes sold/closed in Sunflower & 1 home sold/closed in Sierra Pointe; Farmers was able to extend an offer for insurance for the association and an Action-in-Lieu was done due to the timeframe of the AMFAM cancellation; an update on the turf removal and Tucson Water rebate program was already discussed during the meeting; The Landscape Committee would like to ask the Board to assign an ADHOC committee to work on the dog park **MOTION: (DeLarge/Weiler)** to create an ADHOC committee reporting to the Landscape Committee to pursue the Dog Park proposal. Unanimously approved. (an audience member asked to volunteer for the committee and was advised to contact the office to sign up.); Backflow covers will return to storage at the end of the month; the newsletter for March-April was sent out; Association Reserves will be onsite soon to complete the on-site reserve study update; the Easter Egg Hunt need volunteers and to sign up with Valaree; The Pool deck was repaired and recoated for both pools along with the splash pad. Emergency service was called for debris in the pool opening weekend due to the extreme winds in the area. We are looking into gate options due to the closer becoming hard to adjust. The splash pad was cleaned for opening of the pool, however the paint came off and the features were repainted and a new decal was put on. Repainting will be needed on a 2-year basis to maintain the color; Board President request signer authority to be increased to \$2,000.00 **MOTION (Cicala/DeLarge)** to approve the Board President signing authority prior to seeking Board approval set to \$2000.00. Unanimously approved; Management clarification that for gift cards to

volunteers throughout the year is \$50.00 per household no matter the amount of times that they may volunteer (confirmed).

Adjournment:

Meeting adjourned at 7:32 P.M. Executive Session to follow.

Next Board of Directors Meeting scheduled for April 15, 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