

Continental Ranch Community Association

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Landscape Committee Meeting – April 7, 2025

Minutes

I. **Call to Order 6:30 P.M. at the Windmill Park Office**

II. **Roll Call:** *Present:* **Bill Cicala**
 Clement DeLarge (Board Liaison)
 Doug Childress (Chairperson)
 Patti Gloy
 Larry Lemieux
 Lori Wuollet (Mgmt. Representative)

Excused: **Patrick Chamblee**
 Alexis Stern

III. **Approval of April 7, 2025 Meeting Agenda** approved by motion **(Lemieux/Gloy)**.

IV. **Approval of March 3, 2025 Meeting Minutes** approved by motion **(Cicala/Lemieux)**.

V. **Guests:**

A. **AAA Landscape:** Mr. Valencia, Account Manager for CRCA's landscape maintenance reported that the crew is working on the conversion from Rye to Bermuda, cutbacks, lifting trees and windstorm damage. Valve replacement along Coachline proposal is still in the works and are identifying each valve and when it was replaced to make sure it needs replacement. Palm trees outside of the Windmill Park office will need an injection and it is unknown at this time if the moth has invaded them. AAA was able to call Blue Stake to mark for the underground water sleeve that Tucson Water damaged, and they should be out in the next week to mark. Water is needed on that line from Blandford to Silverbell on both sides of Coachline. **MOTION: (Cicala/Lemieux)** to use a water buffalo to provide irrigation water to the effected areas on a monthly basis NTE: \$1000.00/month. Unanimously approved.

VI. **Management Report:** Ms. Wuollet reported AAA Landscape completed maps 1, 2, 3, 4, 5, 6, 7, 9, 10, 13, 15, 16, 17, 23, 24, 25, 26, 27, M1, M2 since the last meeting; The crew focused on cutting back dead shrubs, plugging spaghetti lines not in use, lifting trees along Twin Peaks sidewalks and bike lanes, Clearing broken branches from wind storms, spraying weeds, tracking down broken and missing pit boxes, mowing lawns, blowing debris and weeding. Irrigation sprinkler head repair made at Villa Park. For the Easter event, we will have the main activities lawn not mowed for a few weeks, so the Easter eggs are not as easy to find for the kids. Quotes for a few of reserve items from the last meeting were requested, however AAA will need additional time to provide and should be ready for the next meeting. A few Oak Trees were found to be dead along Coachline. AAA will remove at no cost to the Association. The Palm Trees outside the office are struggling and the fronds are dying. It is recommended to inject these trees to help them survive. The Tucson Water rebate program update: the Town of Marana asked for additional information

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and the plans would be reviewed 4/3/2025. Once approval is granted by Marana, that approval will be sent to Tucson Water and AAA Landscape to get on the schedule. A water leak on Coachline and Silver Sand was reported to Marana, and in turn Marana advised to contact Tucson Water. After several attempts at determining responsibility, Tucson Water advised they damaged the line during an underground repair in that area. A claim was submitted to Tucson Water's insurance company. Brijer Resources removed 2 trees from the common area at Stonebrook and Chesapeake as an emergency for \$700.00 so we can continue with repairing the erosion area. Marana, Rockridge Construction and members of the committee will meet at the erosion areas to discuss the plan for repair on 4/9/2025.

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 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
- B. Board approved the Landscape committee recommendation to create an ADHOC committee reporting to the Landscape committee to pursue the Dog Park proposal.

IX. Unfinished Business:

- A. Tucson Water turf rebate program update – Plans and drawings for the Silverbell and Twin Peaks monuments were sent to Marana for approval so we can proceed with the project. We are still awaiting approval at this time.

X. New Business:

- A. Appoint Dog Park committee members – Discussion on Board approval to create an ADHOC committee to proceed with this project. **MOTION: (Lemieux/Cicala)** to appoint Patti Gloy as the chair of the ADHOC committee and to report back to the Landscape Committee with monthly updates. Unanimously approved. One person has volunteered to be on the ADHOC committee, Carol Coren and Patti will recruit other volunteers to be on the committee.
- B. Backflow replacement proposal – Reserve Comp #1030 – Discussion on how old the backflows are and which to preventively replace or rebuild. AAA will create a list of age and repairs made and have at the next meeting. **MOTION: (Cicala/Lemieux)** to table this item until the next meeting. Unanimously approved.
- C. Windmill Park palm tree injection proposal – Discussion on the process to inject and the possibility of the moth boring into the palm tree and the cause of the decline of the palm tree. **MOTION: (Cicala/Childress)** to approve the proposal from AAA Landscape to inject the Palm trees at Windmill Park and if next year the Palm trees are not thriving, to discuss removal at that time NTE: \$540.00. Unanimously approved.

XI. Next meeting date: May 5, 2025, at 6:30 P.M. at the Windmill Park Office.

XII. Meeting adjourned at 7:39 PM.