

Continental Ranch Community Association
Board of Directors Meeting
at Windmill Park Conference Room
April 15, 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; Mr. Clement DeLarge, Director at Large; Mr. Brandt Smith, Director at Large; Mr. Fred Fisher, Treasurer. Excused: Ms. Connie DeLarge, 2nd Vice-President; 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 5:59 PM

III. Guests: None

IV. President's Message:

No message given.

V. Adopt the Agenda: MOTION (Weiler/Cicala) to adopt the April 15, 2025, Board Meeting Agenda as presented. Unanimously approved.

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

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

VIII. Homeowner Forum: Homeowner asked questions on the sign posted at the Windmill Park pool. Board advised of the situation and why the sign is up. The homeowner asked several other questions regarding pool monitors/cameras. 2nd Homeowner requested the Board approve a covenant violation appeal for having a trailer behind her husband's work vehicle a few times a week for a few hours at a time. After lengthy discussion the Board approved the use of the trailer if it was still hooked up to the work truck and not there overnight. **MOTION (Cicala/DeLarge)** to waive the fine for trailer parking in the amount of \$75.00 and restore pool access. Unanimously approved.

IX. Homeowner Requests to Board: ID#107857 MOTION (Cicala/DeLarge) to deny the gate modification for ID# 107857 as described by the homeowner. Unanimously denied.

X. Finance:

- a. Balance Sheet Report for March 31, 2025:** Operating Cash \$393,311.67; Total Cash Reserve \$1,556,040.93; Accounts Receivable \$55,607.29; Other Assets \$108,352.96; Pre-Paid Income Tax \$352.00; Pre-Paid Insurance \$2,600.00; Total Assets \$2,116,264.85.
- b. Net Income Review for Month Ending March 31, 2025:** Net income of \$239,355.13 and a favorable variance of the actuals and budget, year to date.

XI. Architectural Committee: No Recommendations.

XII. Landscape Committee:

- a. Palm Tree Injections at Windmill Park: MOTION (Cicala/DeLarge)** to inject the Windmill Park palm trees by AAA Landscape NTE: \$540.00. Unanimously approved.
- b. Water Buffalo for Coachline Irrigation: MOTION (Cicala/DeLarge)** to use a Water Buffalo by AAA Landscape to water the area serviced by the broken backflow (Tucson Water responsibility) on Silver Sand and Coachline UFN NTE: \$1000.00/month and rebilled to Tucson Water via the insurance claim. Unanimously approved.
- c. ADHOC Dog Park Committee:** Patti Gloy as the chair of ADHOC committee and will report back to the Landscape Committee with monthly updates.

XIII. Covenants Committee:

- a. ID #27090, ID #120100, ID #21166, ID #25404, ID #17727, ID #19389, ID #24225 (Duty of Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. ID #20597, ID #115059, ID #101722, ID #83033, ID #109830, ID #101719, ID #19682 (Duty of Maintenance)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- c. ID #20622, ID #114993 (Duty of Maintenance)** - recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- d. ID #107857 Architectural Approval)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- e. ID #116774 Architectural Approval)** - recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- f. ID #105620 (Unsightly Materials)** recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- g. ID #24225 (Inoperable Vehicle)** recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- h. ID #20571 (Duty of Maintenance)** - recommendation of \$100 monthly fine & 30-day pool suspension until property is brought into compliance.
- i. ID #23033 (Landscape Maintenance)** - recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.

MOTION (Cicala/Weiler) to approve all covenants violations fines, suspensions and extensions as recommended by the Covenants Committee." Unanimously approved.

XIV. Unfinished Business:

- a. **Office interior lighting replacement** Motion (Cicala/Bracken) to accept the proposal from Taylor Electric to replace the office lighting as proposed, under Reserve Study component # 608 NTE: \$8050. Motion passed 5-1 with DeLarge Opposing.

XV. New Business:

- a. **Appoint Nominating Committee: MOTION (Bracken/Cicala)** to nominate the following five members for the 2025 Nominating Committee: Jennifer Chamblee, Steve Koerner, Steven Bracken, Larry Lemieux, Jeff Williams. Unanimously approved.
- b. **Community Center parking lot pavement seal: MOTION (Cicala/Weiler)** to accept the proposal from Bates Paving to seal and stripe the Community Center parking lot, under Reserve Study component # 111 NTE: \$5,650. Unanimously approved.
- c. **Temporary Fencing surrounding common area at Stonebrook/Chesapeake: MOTION (Cicala/Fisher)** to accept the 6-month proposal from SFA Contracting to install temporary fencing around the common area located at Stonebrook/Chesapeake until the repairs are completed. NTE: \$3560. Unanimously approved.
- d. **Community Center Chairs: MOTION (Cicala/Smith)** to deny the proposal from Public Seating/Chairs for Worship to provide 100 new chairs, reserve comp# 214, NTE: \$9,503.00. Unanimously denied. This item will be revisited next year for reserve study items.

XVI. Manager Report:

Ms. Wuollet reported that in March , 7 homes sold/closed in CRCA, 9 homes sold/closed in Sunflower & 0 homes sold/closed in Sierra Pointe; Monument turf removal update provided AAA Landscape is about 2 months out and we will need to get an extension from Tucson Water; The Landscape Committee appointed Patti Ploy as the chair of the ADHOC committee to work on the dog park; Backflow covers were returned to storage at the end of the March; A leak on Silver Sand and Coachline was reported and Tucson Water broke the sleeve underground when doing a repair to their component in the road. A claim was filed and a water buffalo is required to make sure that vegetation does not die during the repair process; Erosion at the common area on Stonebrook and Chesapeake as well as River Rim and the drainage along Twin Peaks at Marbella II are waiting on the proposal from Rockridge Construction; The newsletter for May-June is in the works; Association Reserves was onsite to complete the on-site reserve study update; The Easter Egg Hunt occurred on April 12th. Thank you to all the volunteers who helped with setup and day-of activities; The Windmill Park parking lot will be re-sealed on June 9 and 10; Additional information will be sent to the community and signs posted in the parking lots closer to when the project will start; A zoom link will be in the newsletter and on the website inviting people to join the May meeting. Emergency services have been called several times for weekend spa issues due to not rinsing prior to entering the pool/spa causing excessive foam in the spa. It is also important to note that the amount of people far exceeded the 5-limit for capacity in the spa, which depletes the chlorine and results in a shutdown of the spa. Both, along with groups of young people not obeying the rules such as vaping, drinking and bad behavior, have resulted in many complaints from homeowners. Extra personnel have been assigned to monitor during the heavy times on Friday, Saturday and Sunday to curb this behavior.

Adjournment:

Meeting adjourned at 7:05 P.M.

Next Board of Directors Meeting scheduled for May 20, 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