

Continental Ranch Community Association  
Board of Directors Meeting  
June 17, 2025, at 6:00 P.M.  
MEETING MINUTES

**I. Roll Call/Quorum:**

Directors present: Ms. Peggy Bracken, President; Mr. Bill Cicala, 1st Vice-President; Ms. Connie DeLarge, 2nd Vice-President; Mr. Tim Weiler, Secretary; 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. four audience members were in attendance and five members attended via Zoom.

**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 June 17, 2025, Board Meeting Agenda as presented. Unanimously approved.

**VI. Consent Agenda:** The following committee meeting minutes were received: May 1, 2025, ARC; May 5, 2025, Landscape; May 7, 2025, Covenants; May 15, 2025, ARC. **MOTION (DeLarge/Weiler)** to accept the consent agenda. Unanimously approved.

**VII. Approval of Board Meeting Minutes: MOTION (Weiler/Cicala)** to approve the May 20, 2025, Board meeting minutes as presented. Unanimously approved.

**VIII. Homeowner Forum:** None

**IX. Finance:**

**a. Balance Sheet Report for May 31, 2025:** Operating Cash \$835,739.30; Total Cash Reserve \$1,600,899.99; Accounts Receivable \$129,442.11; Other Assets \$108,352.96; Pre-Paid Income Tax \$352.00; Pre-Paid Insurance \$2,600.00; Total Assets \$2,677,386.36.

**b. Net Income Review for Month Ending May 31, 2025:** Net income of \$839,100.00 and a favorable variance of the actuals and budget, year to date.

**X. Architectural Committee:** No recommendations

**XI. Landscape Committee:**

a. The Landscape Committee recommends tabling any further projects for the Tucson Water Rebate Program until cost savings are calculated.

- b. The Landscape Committee recommends approving Brijer Resources to remove one ironwood, two acacia, trim one Palo Verde, one Mesquite and one Ironwood for ID# 42905 NTE: \$875.00. **MOTION (Cicala/Smith)** to approve Brijer Resources to remove one ironwood, two acacia, trim one Palo Verde, one Mesquite and one Ironwood for ID# 42905 NTE: \$875.00. Unanimously approved.
- c. The Landscape Committee recommends approving Brijer Resources to remove one Mesquite in the center median on Nueva Vista / Silverbell. NTE: \$500.00. **MOTION (Cicala/DeLarge)** to approve Brijer Resources removing one Mesquite in the center median on Nueva Vista/Silverbell. NTE: \$500.00. Unanimously approved.

**XII. Covenants Committee:**

- a. **ID #21114, ID #20059, ID #105520, ID #19079, ID #20548, ID #18232, ID #109830, ID #19246, ID #120652, ID #117794, ID #17945, ID #106720 (Duty of Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. **ID #19389, ID #24225, ID #18043, ID #25404, ID #21166, ID #27090, ID #120100 (Duty of Maintenance)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- c. **ID #101719, ID #109830, ID #83033, ID #101722, ID#19682 (Duty of Maintenance)** - recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- d. **ID #20571, ID #20622, (Duty of Maintenance)** - recommendation of \$100 monthly fine & 30-day pool suspension until property is brought into compliance.

**MOTION (Weiler/DeLarge)** to approve all covenants violations fines, suspensions and extensions as recommended by the Covenants Committee except ID# 25404, ID# 18043, ID# 19389, ID# 20059, ID# 105520, ID# 18232 and ID# 20548 as they have been cured." Unanimously approved.

**XII. Unfinished Business:**

- a. **Copier/Printer Machine:** Lengthy discussion ensued. **MOTION (DeLarge/Smith)** to purchase individual printers for the office (four in total), replacing the current large printer and sending back after expiration of the lease, from a 3<sup>rd</sup> party retailer as an initial one-time expense NTE: \$1962.38. Unanimously approved.

**XIII. New Business:**

- a. **LED Light Pole replacement at Community Center – Reserve Comp #300**  
**MOTION (DeLarge/Smith)** motion to accept the proposal from Taylor Electric to replace the LED light on the South side of the Community Center pool under reserve study component #300. NTE: \$1,200.00. Unanimously approved.

#### **XIV. Manager Report:**

Ms. Wuollet reported that in May, 16 homes sold/closed in CRCA, 7 homes sold/closed in Sunflower & 0 homes sold/closed in Sierra Pointe; Monument turf removal update - Construction and punch list items have been completed. Tucson Water has inspected the monuments and is in process of issuing the rebate check for \$41,610.00. Two of the new saguaros were discolored and replaced under warranty and we were able to salvage both saguaros and place them elsewhere in the community. One at the office and one across Twin Peaks where a large saguaro fell during the monsoon last year.; The ADHOC committee for the dog park – no update. Leak on Silver Sand and Coachline update - This leak has been repaired, however CRCA was responsible for some of the repair costs (\$1,774.00) as well as an additional month of the water buffalo rental (\$1,000). All other repair costs, including the asphalt repair, were covered by Tucson Water; Stonebrook erosion repair update - erosion in the common area on Stonebrook and Chesapeake has begun and will be completed by 6/13/2025. They will move on to the Twin Peaks (Marbella II) drainage area next and that project should be completed by 6/20/2025; One of the office computers has failed and we replaced two power supply's but again failed. A new computer was ordered and installed under reserve expense; The new laptop is now able to connect in the office and community center; Elizabeth Landeros last day was 6/13/2025 and we wish her well and we are actively hiring for the covenants position; The newsletter for July-August is in the works; Associated Reserves delivered the initial draft copy of the reserve study for FY 25-26; Windmill Park office ceiling project noted a 1-inch variable in ceiling drop due to truss warping and multiple patches in the ceilings and walls. We can expect further cracking in the ceiling due to this issue; Wyerd Fiber will be installing a fiber optic cable along Silverbell; Zoom difficulties were discussed in depth and will continue to work to get it up and running; Nomination Committee meetings will be on 6/18 and 6/25. We received three nomination applications for the upcoming election; Spa issues are subsiding due to not rinsing off and too many people in the spa at once; Kiddie Pool gate and fence were repaired and re-welded; Connect Security fixed the pool gate alarms and readjusted two cameras, however these two cameras will need replacement. This will be done in the next FY as a reserve study expense; the draft budget will be reviewed in the upcoming weeks and sent to the Board in advance of the next Board meeting so a decision can be made on the FY 25-26 budget.

#### **Adjournment:**

Meeting adjourned at 6:45 P.M.

**Next Board of Directors Meeting scheduled for July 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*