

Continental Ranch Community Association

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Landscape Committee Meeting – July 7, 2025

Minutes

I. Call to Order 6:20 P.M. at the Windmill Park Office

II. Roll Call: *Present:* **Doug Childress (Chairperson)**
 Clement DeLarge (Board Liaison)
 Patti Gloy
 Larry Lemieux
 Alexis Stern
 Lori Wuollet (Mgmt. Representative)
 Peggy Bracken (Board President)

Excused: **Patrick Chamblee**
 Bill Cicala

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

IV. Approval of June 2, 2025 Meeting Minutes approved by motion (**Gloy/Stern**).

V. Guests:

A. AAA Landscape: Mr. Valencia, Account Manager for CRCA's landscape maintenance, was excused from the meeting. Mr. Ybarra, Director of Landscape Management, was in attendance and introduced himself to the committee as the new Director, noting that Mr. Arietta has transitioned to the Enhancements Division. The committee held a detailed discussion regarding turf conditions. Mr. Ybarra will work with Mr. Valencia to develop a plan to bring the turf to acceptable standards and will provide an update within two weeks. The condition of the Oak trees was also reviewed, with a focus on identifying ways to help the stressed trees recover. A proposed solution for the Oak trees will also be presented within the same timeframe.

VI. ADHOC Dog Committee report: Ms. Gloy provided a report that they have received feedback on signage, a water fountain, a donated bench if the project proceeds and are currently awaiting a fencing bid. Used fencing may be used depending on the cost of the new fencing. Ms. Gloy will create a spreadsheet with status updates for future meetings.

VII. Management Report: Ms. Wuollet reported AAA Landscape weekly reports are received on Mondays and forwarded same day to the committee. Irrigation repairs are increasing due to the heat. Backflow replacement recommendations are in the packet. Oak trees along Coachline are stressed; two removals are currently recommended. Watering has been increased to test tree recovery (1-gallon to 2-gallon emitters, twice daily). Tucson Water Rebate Update: Construction is complete, and warranty info is included. The rebate of \$41,610.00 has been received. Silver Sand/Coachline water leak has been resolved. Stonebrook/Chesapeake and Marbella II erosion projects are complete, and photos included. Brijer tree removals/trimming on Blandford are finished but Nueva Vista removal is still pending. Budget suggestions are included in the packet

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for consideration and decision. Concrete edging at the monuments can be discussed now or deferred to next year.

VIII. Year to Date Budget Review: the year-to-date budget was included in the packet for review.

IX. Board Actions:

- A. The Board approved the Landscape Committee recommendation tabling any further projects for the Tucson Water Rebate Program until cost savings are calculated.
- B. The Board approved the Landscape Committee recommendation approving Brijer Resources to remove one ironwood, two acacia, trim one Palo Verde, one Mesquite and one Ironwood for ID# 42905 NTE: \$875.00.
- C. The Board approved the Landscape Committee recommendation approving Brijer Resources to remove one Mesquite in the center median on Nueva Vista / Silverbell. NTE: \$500.00.

X. Unfinished Business:

- A. Backflow replacement proposal – Reserve Comp #1030 – Discussed which backflows needed the most repair from the list provided by AAA Landscape. Additional questions were asked, including a rebuild vs. replace quote, however, because Mr. Valencia was absent, this subject will be discussed at the next meeting.
- B. 2025-2026 Landscape budget – the budget was submitted to the committee for a recommendation to the Board. A request was made to adjust the spreadsheet format in future versions to display the current year first, followed by historical data. **MOTION (Lemieux/Gloy)** to approve the 2025-2026 Landscape budget recommendations to the Board as presented. Unanimously approved.

XI. New Business:

- A. Monument Roundup – Discussion on improving the Committee's decision-making process regarding the Monument Project. Suggestions included closer review of terms and conditions and implementing version control (e.g., assigning version numbers and documenting changes to revised plans). Committee members are asked to suggest additional process improvements for continued discussion at the next meeting. This topic will be placed on the upcoming agenda.

XII. Next meeting date: August 4, 2025, at 6:30 P.M. at the Windmill Park Office.

XIII. Meeting adjourned at 7:28 PM.