

Continental Ranch Community Association  
Board of Directors Meeting  
July 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; 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 members of the audience were in attendance and two members attended via Zoom.

**II. Call to Order:**

Ms. Peggy Bracken, President, called the meeting of the Board of Directors to order at 5:58 PM

**III. Guests:** None

**IV. President's Message:**

No message given.

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

**VI. Consent Agenda:** The following committee meeting minutes were received: June 2, 2025, Landscape; June 4, 2025, Covenants; June 5, 2025, ARC; June 25, 2025, Nominating. **MOTION (DeLarge/Smith)** to accept the consent agenda. Unanimously approved.

**VII. Approval of Board Meeting Minutes: MOTION (Cicala/DeLarge)** to approve the June 17, 2025, Board meeting minutes as presented. Unanimously approved.

**VIII. Homeowner Forum:** a homeowner wanted to verify that his previous waiver was granted due to completion of the fainting as requested (confirmed). Another homeowner asked for help with how to handle neighbors that leave solution newspapers in their driveway. The Board advised to help them out and throw them away if they are accumulating, however, that Covenants also will send a letter if multiple newspapers are in the driveway. Another homeowner requested guidance on people setting off fireworks in her area. The Board advised her to contact Marana Police Department if she sees it happening again and if she is concerned about it. The same homeowner discussed her views on allowing seasonal flags and her opinion on the types of flags allowed. Excessive discussion ensued. **MOTION (Weiler/Cicala)** to end discussion on this issue. Unanimously approved.

**IX. Finance:**

**a. Balance Sheet Report for June 30, 2025:** Operating Cash \$677,177.03; Total Cash Reserve \$1,568,684.64; Accounts Receivable \$83,366.56; Other Assets \$108,352.96; Pre-Paid Income Tax \$352.00; Pre-Paid Insurance \$2,600.00; Total Assets \$2,440,533.19.

**b. Net Income Review for Month Ending June 30, 2025:** Net income of \$633,072.06 and a favorable

variance of the actuals and budget, year to date.

- c. **2024-2025 Annual Budget - MOTION (Cicala/DeLarge)** to table discussion until the next meeting. Unanimously approved.

**X. Architectural Committee:** No recommendations

**XI. Landscape Committee:**

- a. The Landscape Committee recommends approving the draft 2025-2026 Landscape budget as presented NTE: \$468,000.00.

**XII. Covenants Committee:**

- a. **ID #108859, ID #19079 (Duty of Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. **ID #109830, ID #19246 (ARC)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- c. **ID #105620 (Unsightly Materials)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- d. **ID #105620 (Trash Cans)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- e. **ID# 70449, ID #105756 (Trailer)** - recommendation of \$75 weekly fine & 30-day pool suspension until property is brought into compliance.
- f. **ID #106720, ID# 106720 (2), ID #17945, ID #117794, ID #21166, ID #27090 (Duty of Maintenance)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- g. **ID #24225 (Holiday Decorations)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- h. **ID #101719, ID #109830, ID #83033, ID #101722, ID #120100 (Duty of Maintenance)** - recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- i. **ID #120652 (Trailer)** - recommendation of \$75 weekly fine & 30-day pool suspension until property is brought into compliance.
- j. **ID #20571 (Duty of Maintenance)** - recommendation of \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- k. **ID #20622, ID#19682 (Duty of Maintenance)** - recommendation of \$100 monthly fine & 30-day pool suspension until property is brought into compliance.
- l. **ID #23033 (Landscape Maintenance)** - recommendation of \$100 monthly 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# 105620 and ID# 70449 as they have been cured." Unanimously approved.

**XII. Unfinished Business:** None

### **XIII. New Business:**

#### **a. RAB LED Light replacement at Windmill Park Pool**

**MOTION (DeLarge/Cicala)** to approve the proposal from Taylor Electric to replace seven (7) RAB LED-10 lights that are not working with seven (7) RAB LED-18 lights at the Windmill Park pool under reserve study component #500. NTE: \$4,620.00.

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

- Ms. Wuollet reported that Management is actively engaging with residents via calls and emails. Pool key access is updated for past due accounts. Covenant violations are board-approved, and staff attend committee meetings (details in minutes). System updates are ongoing. Potential transition to Cinc software—no rollout date yet. In June, 15 homes sold/closed in CRCA, 1 home sold/closed in Sunflower & 0 homes sold/closed in Sierra Pointe; Monument turf removal update - Monument turf removal completed; \$41,610 rebate received. ADHOC committee for the dog park – fence quotes in progress. StoneBrook & Marbella II erosion repairs completed. Working with AAA Landscape to address turf conditions community wide. Windmill Park office ceiling project completed; new CRCA aerial maps installed. Confirmation requested on volunteer appreciation (gift cards or luncheon). Briana Georgian hired as Covenants Liaison; starts 7/14/2025. July-August newsletter distributed. Wyverd Fiber installing along Silverbell with weekly updates to residents. Nominating Committee meetings were held and slate recommended to the Board. Community Center South light pole replacement scheduled for 7/23/2025. Seven lights at Windmill Park pool pending replacement approval. Budget draft presented to Treasurer; pending approval by Board. Summary of new legislative changes provided by Clint Goodman.

Meeting adjourned at 6: P.M.

**Next Board of Directors Meeting scheduled for August 19, 2025, at 6:00 P.M. at the Community Center.**

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Tim Weiler, Secretary

*Minutes submitted by Lori Wuollet, Community Manager, as approved by the Board of Directors.*