

Continental Ranch Community Association

9150 N. Coachline Blvd. Tucson, AZ 85743 Phone: (520) 297-7600 Fax: (520) 297-7917

Landscape Committee Meeting – August 4, 2025

Minutes

I. Call to Order 6:29 P.M. at the Windmill Park Office

II. Roll Call: *Present:* **Doug Childress (Chairperson)**
 Bill Cicala
 Clement DeLarge (Board Liaison)
 Alexis Stern
 Lori Wuollet (Mgmt. Representative)

Excused: **Patrick Chamblee**
 Patti Gloy
 Larry Lemieux

III. Approval of August 4, 2025 Meeting Agenda approved by motion **(Cicala/Stern)**.

IV. Approval of July 7, 2025 Meeting Minutes approved by motion **(Cicala/Stern)**.

V. Guests:

A. AAA Landscape: Mr. Valencia, Account Manager for CRCA's landscape maintenance, Mr. Ybarra, Director of Landscape Management and Juan Armenta, Pest Management Division Manager, were in attendance. Soil conditions, Oak Tree assessments and Turf conditions were discussed in detail. Oak tree removals and extreme trimming due to Fungal Canker is needed on 10+ oak trees along Coachline. Humberto will provide a report on what is needed and costs at the next meeting. Soil conditions in the Activity field are good, and no abnormalities were noted on the test. Two trees, one Ash and one Olive, at the Southeast end of the activity field will need removal due to root rot and hollow trunk, respectively, and are safety concerns. Humberto will provide quotes for removal at the next meeting.

VI. ADHOC Dog Committee report: Ms. Gloy was absent however a report was emailed to include that the Committee will be meeting with Marana on Wednesday, August 13th at 2:00 PM at the Community Center.

VII. Management Report: Ms. Wuollet reported AAA Landscape weekly reports are received on Mondays and forwarded same day to the committee. Tree work completed: tree removal at Nueva Vista done and trees near the Community Center cut back for light pole access. Emergency removal of Oak tree (417) after a vehicle collision; no irrigation damage. Police report requested for insurance claim. Replacement suggested: Texas Ebony. Oak Tree Health: Increased watering implemented to help stressed trees; several oaks along Coachline show signs of canker fungus. Trees over 40% dead will be removed; those under 40% may be pruned with sanitized tools! Texas Ebony suggested as replacement due to existing presence in area. A public records request will be submitted to Marana regarding the plot agreement between the Builder and Marana regarding the Oak Trees. Windmill Park Trees: one Ash tree with root rot and one hollow Olive tree to be removed for safety. Backflow Updates: one unit decommissioned;

Audio recordings of Board and Committee Meetings are available up to 30 days after the minutes are posted.

another repaired after leaking. AAA investigating unmatched meter locations; spreadsheet updated with latest info. Turf Update: grass height maintained to suppress POA and encourage Bermuda growth. Appearance improving, but more time and transition planning needed. Budget: approval tabled; decision postponed to next Board meeting.

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

IX. Board Actions:

- A. The Board tabled the Landscape Committee recommendation for budget approval until the August meeting.

X. Unfinished Business:

- A. Backflow replacement proposal – Reserve Comp #1030 – spreadsheet with updated information provided. The cost for rebuilding vs. replacement will be discussed at the next meeting.

XI. New Business:

- A. Bollard placement at the West end of the Activity Field. AAA Landscape is still waiting for the proposal for this item.

XII. Next meeting date: September 8, 2025, at 6:30 P.M. at the Windmill Park Office.

XIII. Meeting adjourned at 7:42 PM.