

Continental Ranch Community Association
Board of Directors Meeting
August 19, 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. Directors excused: Ms. Connie DeLarge, 2nd Vice-President; 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 zero 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 August 19, 2025, Board Meeting Agenda as presented. Unanimously approved.

VI. Consent Agenda: The following committee meeting minutes were received: July 2, 2025, Covenants; July 2, 2025, Nominating; July 3, 2025, ARC; July 7, 2025, Landscape; July 17, 2025, ARC. **MOTION (Cicala/Weiler)** to accept the consent agenda. Unanimously approved. Mr. Smith addressed the Board at this time that he officially resigns from the Board as he has sold his home in CRCA. **MOTION (Bracken/DeLarge)** to appoint Mr. Jeff Williams as the interim replacement for the Director position until the next Annual Meeting election. Unanimously approved.

VII. Approval of Board Meeting Minutes: MOTION (Cicala/Weiler) to approve the July 15, 2025, Board meeting minutes as presented. Unanimously approved.

VIII. Homeowner Forum: an official from the Continental Ranch Little League asked the Board to approve use of the Baseball field immediately due to not submitting the request earlier to be on the agenda. **MOTION (Cicala/Weiler)** to approve the use of the Baseball field as requested for the Continental Ranch Little League. Unanimously approved.

IX. Finance:

a. Balance Sheet Report for July 31, 2025: Operating Cash \$582,811.79; Total Cash Reserve \$1,538,817.07; Accounts Receivable \$60,899.07; Other Assets \$108,352.96; Pre-Paid Income Tax \$352.00; Pre-Paid Insurance \$2,600.00; Total Assets \$2,293,833.79.

b. Net Income Review for Month Ending July 31, 2025: Net income of \$464,071.08 and a favorable variance of the actuals and budget, year to date.

- X. Architectural Committee:** The Architectural Committee recommended adding 20 new paint color schemes from Sherwin Williams to our current colors. **MOTION (Cicala/DeLarge)** to add the 20 new paint schemes from Sherwin William as presented. Unanimously approved.
- XI. Landscape Committee:** None
- XII. Slate of Candidates:** the Board will meet on August 29, 2025 at 5:00 PM to certify the slate of candidates for the annual meeting.
- XIII. Election Committee Appointment:** **MOTION (Cicala/Weiler)** to appoint the following five members to the 2025 Election Committee: Peggy Bracken, Steve Koerner, Larry Lemieux, Betsy Boorse and Dianne Kerns. Unanimously approved.
- XIV. Activities:**
- a. **2025 Christmas Donation Drive:** **MOTION (Cicala/DeLarge)** to approve supporting an “Adopt a Family donation drive for the 2025 CRCA Christmas donation drive. If no family is nominated, then the alternate will be to donate to Casa de los Niños. Unanimously approved.
 - b. **Dog Day at the Pool:** **MOTION (Cicala/DeLarge)** to approve hosting a Dog Day at the Pool event on November 1, 2025, from 9:00 AM to 1:00 PM at the Windmill Park Pool. Unanimously approved.
- XV. Covenants Committee:**
- a. **ID #121141, ID #105520, ID #120992, ID #25404 (Duty of Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
 - b. **ID #106720, ID #17945, ID #117794, ID #121452 (Duty of Maintenance)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
 - c. **ID #21166, ID #27090, ID# 121519 (Duty of Maintenance)** - recommendation of \$75 monthly fine & 30-day pool.
 - d. **D #101719, ID #109830, ID #83033, ID #101722 (Duty of Maintenance)** - recommendation of \$100 monthly fine & 30-day pool suspension until property is brought into compliance.
 - e. **ID #112770, ID # 72634 (Trash Cans)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
 - f. **ID #105620 (Trash Cans)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
 - g. **ID #117793 (Landscape Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
 - h. **ID #116905 (ARC)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
 - i. **ID #109830, ID #19246 (ARC)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
 - j. **ID #91113 (Landscape Parking)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
 - k. **ID #24225 (Holiday Decorations)** - recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
 - l. **ID #20571 (Duty of Maintenance)** - recommendation of \$100 weekly fine & 30-day pool suspension until property is brought into compliance.

- m. **ID #20622 (Duty of Maintenance)** - recommendation of \$50 weekly fine & 30-day pool suspension until property is brought into compliance.
- n. **ID #23033 (Landscape Maintenance)** - recommendation of \$50 weekly fine & 30-day pool suspension until property is brought into compliance.
- o. **ID #120652 (Trailer)** - recommendation of \$75 weekly 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# 116905 and ID# 72634 as they have been cured.” Unanimously approved.

XVI. Unfinished Business:

- a. **2025-2026 Annual Budget - MOTION (Cicala/DeLarge)** to approve the 2025-2026 CRCA Annual Budget as presented with a 5% increase in assessment dues. Unanimously approved.

XVII. New Business:

- a. **Windmill Park Window Tinting - MOTION (Cicala/DeLarge)** to accept the proposal from Alpha Graphics to install window tinting to the Windmill Park office on window that get direct sunlight NTE: \$1,801.52. Unanimously approved.
- b. **Community Center wall repair and paint - MOTION (Cicala/DeLarge)** to accept the proposal from Desert Sunset Painting to repair and re-stucco the damaged South facing wall outside the pool area and paint the wall after repair NTE: \$3,795.00. Unanimously approved.

XVIII. Manager Report:

Ms. Wuollet reported ongoing homeowner support through calls, emails, and assistance with ARC applications, with pool keys updated for past due accounts. Committee meetings were attended, and VMS/Network updates continue. Covenants are being enforced per state statutes and CC&Rs. In July, 9 homes closed in CRCA, 6 in SF, and 1 in Sierra Pointe. Landscape updates included progress on the dog park proposal with the Town of Marana, improving turf conditions, and tree removals for safety and disease management, with Texas Ebony suggested as a replacement species. The manager’s computer was replaced as a reserve expense, volunteer gift planning needs direction, and preparations for the Annual Meeting ballot package are underway. Community updates included the upcoming newsletter, Wyverd Fiber installations with homeowner updates, and completed irrigation repairs. At the pools, lighting and tree trimming work were completed, a spa pump was repaired under warranty, and one temporary closure occurred at Windmill Park due to contamination. The Community Center pool requires a weep hole installation and wall repair, pending approval. **MOTION (Weiler/Cicala)** to approve obtaining quotes for installation of weep hole at the Community Center. Unanimously approved. A draft budget has been presented to the Treasurer and is on the agenda for approval.

Meeting adjourned at 6:20 P.M.

Next Board of Directors Meeting scheduled for September 16, 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.