

Continental Ranch Community Association

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Landscape Committee Meeting – September 8, 2025

Minutes

I. Call to Order 6:24 P.M. at the Windmill Park Office

II. Roll Call: *Present:* **Doug Childress (Chairperson)**
 Bill Cicala
 Patrick Chamblee
 Patti Gloy
 Larry Lemieux
 Clement DeLarge (Board Liaison)
 Lori Wuollet (Mgmt. Representative)

Excused: **Alexis Stern**

III. Approval of September 8, 2025 Meeting Agenda approved by motion (**Lemieux/Cicala**).

IV. Approval of August 4, 2025 Meeting Minutes approved by motion (**Gloy/Cicala**).

V. Guests:

A. AAA Landscape: Mr. Valencia, Account Manager for CRCA's landscape maintenance, was in attendance. Discussion of reserve components #1013A, 452, 1030, Oak tree's along Coachline (replacement species suggested to be Red Push Pistache by AAA) and desert landscaping in the entranceways along Silverbell. Further review of what valves along Silverbell entranceways is needed to make sure we are only replacing what is needed and part of the Reserve Study. Windmill Park valves need further refinement on the labor costs as the bid came in high. AAA will come back with updates at the next meeting. Bollard installation at the West end of the Activity Field was approved under unfinished business. Proposal for two trees, one Ash and one Olive, at the Southeast end of the activity field needing removal due to root rot and hollow trunk were approved. **MOTION (Lemieux/Gloy)** to approve the removal of two trees at Windmill Park as presented. Unanimously approved.

VI. ADHOC Dog Committee report: Ms. Gloy advised the committee that they met with Marana for ideas, and they have several quotes for various items. She would like to make a presentation at the December meeting.

VII. Management Report: Ms. Wuollet reported AAA continues to provide weekly landscape reports, with recent updates noting irrigation line damages caused by Wyyerd Fiber crews—one of which required AAA to complete a proper repair after a subcontractor's failed attempt. **MOTION (Cicala/Lemieux)** to approve marking all sleeves underground, at association expense, as best as possible to reduce breakage of irrigation main lines by Wyyerd Fiber crews. Unanimously approved. **MOTION (Cicala/Gloy)** to approve AAA Landscape to complete repairs of any irrigation line breaks caused by Wyyerd Fiber, following AAA's review to confirm the adequacy of initial repairs. Costs will be paid by the association. Unanimously approved. A vandalized tree behind home on Poudre will be trimmed for appearance, while proposals are in progress for

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Coachline Oak Trees. AAA is also working on finalizing backflow pricing and meter identification. Turf conditions are improving under a proactive maintenance approach, though additional time is needed for Bermuda growth to fully establish. The Board approved the 2025 budget at its August 19 meeting.

- VIII. Year to Date Budget Review:** the year-to-date budget was included in the packet for review.
- IX. Board Actions:** None
- 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.
 - B.** Bollard placement at West end of Activity Field – **MOTION (Cicala/Gloy)** to accept the proposal from AAA Landscape to install three (3) removeable bollards at the West end of the Activity field as presented NTE: \$3,199.80. Approved 3-2 with Cicala and Lemieux opposed.
- XI. New Business:**
 - A.** Brijer Resources – Tree Vandalism - Trim behind 8311 N Poudre Dr. – photos of the vandalized tree were shown, and proposal was reviewed. **MOTION (Lemieux/Cicala)** to accept the proposal from Brijer Resources to trim the common area tree located behind 8311 N Poudre Dr. Unanimously approved.
- XII. Next meeting date:** October 6, 2025, at 6:30 P.M. at the Windmill Park Office.
- XIII. Meeting adjourned at 7:35 PM.**