

Continental Ranch Community Association  
Board of Directors Meeting  
September 16, 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, 2<sup>nd</sup> Vice-President; Mr. Tim Weiler, Secretary; Mr. Fred Fisher, Treasurer; Mr. Clement DeLarge, Director at Large; Mr. Jeff Williams, Director at Large. Also present: Ms. Lori Wuollet, Community Manager; Mr. J.J. Velarde, Assistant Manager, Mr. Howard Weinberg, CEO HOAMS. Eight 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:** Howard Weinberg – HOAMS CEO

**IV. President's Message:**

No message given.

**V. Adopt the Agenda: MOTION (Weiler/DeLarge)** to adopt the September 16, 2025, Board Meeting Agenda as presented. Unanimously approved.

**VI. Consent Agenda:** The following committee meeting minutes were received: August 4, 2025, Landscape; August 6, 2025, Covenants; August 7, 2025, ARC; August 17, 2025, ARC. **MOTION (Cicala/Weiler)** to accept the consent agenda. Unanimously approved.

**VII. Approval of Board Meeting Minutes: MOTION (Weiler/Cicala)** to approve the August 19, 2025, Board meeting minutes as presented. Unanimously approved.

**VIII. Approval of Special Board Meeting Minutes: MOTION (Weiler/Cicala)** to approve the August 29, 2025, Special Board meeting minutes as presented. Unanimously approved.

**IX. Homeowner Forum:** Little League Baseball lead, requested later in the meeting, to be allowed to use CRCA water and place a slip and slide to have the group practice sliding on the grass area. Discussion ensued with approval granted with proof of insurance and verification that CRCA is not liable if a child is hurt.

**X. Finance:**

**a. Balance Sheet Report for August 31, 2025:** Operating Cash \$519,870.25; Total Cash Reserve \$1,560,070.82; Accounts Receivable \$48,854.31; Other Assets \$108,352.96; Pre-Paid Income Tax \$352.00; Pre-Paid Insurance \$2,600.00; Total Assets \$2,238,100.34.

**b. Net Income Review for Month Ending August 31, 2025:** Net income of \$380,483.52 and a favorable variance of the actuals and budget, year to date.

**XI. Architectural Committee:** The Architectural Committee recommends increasing shade structure height limits from 10ft-to-10ft 6in (including foundation). **MOTION (Cicala/DeLarge)** Unanimously approved.

**XII. Landscape Committee:**

- a. The Landscape Committee recommends accepting the proposal from AAA Landscape to remove two trees, one with root rot and the other being hollow and a safety concern at the Windmill Park activity field, NTE: \$950.00. **MOTION (Cicala/DeLarge)** Unanimously approved.
- b. The Landscape Committee recommends approval for AAA Landscape to mark all irrigation main line sleeves underground, at association expense, as best as possible to reduce breakage of irrigation main lines by Wyverd Fiber crews. **MOTION (DeLarge/Cicala)** Unanimously approved.
- c. The Landscape Committee recommends approval for AAA Landscape to complete repairs of any irrigation line breaks caused by Wyverd Fiber, following AAA's review to confirm the adequacy of initial repairs done by Wyverd Fiber. Costs to be paid by the association. **MOTION (DeLarge/Cicala)** Unanimously approved.
- d. The Landscape Committee recommends accepting the proposal from AAA Landscape to install three (3) removeable bollards at the West end of the Activity field NTE: \$3,199.80. **MOTION (DeLarge/Cicala)** Unanimously approved.
- e. The Landscape Committee recommends accepting the proposal from Brijer Resources to trim the common area tree located behind 8311 N Poudre Dr. NTE: \$350.00. **MOTION (DeLarge/Cicala)** Unanimously approved.

**XIII. Covenants Committee:**

- a. **ID #121141, ID #105520, ID #120992, ID #25404, ID #18038, ID #25540 (Duty of Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. **ID #106720, ID #17945 (Duty of Maintenance)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- c. **ID #117794, ID# 121519, ID #108838 (Duty of Maintenance)** - recommendation to hold on these accounts until ARC reviews the Design Guidelines.
- d. **ID #21166, ID #27090 (Duty of Maintenance)** - recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- e. **ID #101719, ID #109830, ID #83033 (Duty of Maintenance)** - recommendation of \$100 monthly fine & 30-day pool suspension until property is brought into compliance.
- f. **ID #112770, ID #20649 (Trash Cans)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- g. **ID #105620 (Trash Cans)** - recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- h. **ID #117793 (Landscape Maintenance)** - 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, ID #87684 (Trailer)** - recommendation of \$75 weekly fine & 30-day pool suspension until property is brought into compliance.
- p. ID #19001 (Inoperable Vehicle)** - recommendation of \$25 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# 109830, ID# 91113 and ID# 20649 as they have been cured. Unanimously approved.

#### **XIV. Unfinished Business: None**

#### **XV. New Business:**

- a. Election Committee Procedure - MOTION (Cicala/DeLarge)** to approve the election committee procedure for the 2025 election. Unanimously approved.
- b. Termite Agreement - MOTION (DeLarge/Weiler)** to approve the proposal from Southwest Pest Solutions to continue the annual termite inspections at Windmill Park and the Community Center. NTE \$175.00 for each building. Unanimously approved.
- c. Interest Resolution/Policy - MOTION (Cicala/DeLarge)** to approve adding interest at the rate equaling AZ Revised Statute 44-1201 on delinquent homeowner assessments effective 11/1/2025. Unanimously disapproved. Discussion ensued. **MOTION (Bracken/Cicala)** to keep the current rate of 0% interest on delinquent assessments, until a further time which the motion is brought forth to the Board for review. Unanimously approved.

#### **XVI. Manager Report:**

Ms. Wuollet reported HOA Management Solutions continues to work actively with homeowners, handling daily communications, updating pool keys for past-due accounts, and supporting covenant enforcement as approved by the Board. Management attended committee meetings, with minutes available for review. The transition to CINC remains on track for November 1, 2025, while covenants and ARC processes are being managed in accordance with CRCA policies and statutes. In August, 14 homes closed in CRCA, 5 in SF, and none in Sierra Pointe. Landscape updates include ongoing turf recovery, proposals for a new dog park, and pending tree removal and replacement recommendations due to fungus and safety concerns. Preparations are underway for the Annual Meeting ballot mailing, and management recommends forming an ADHOC committee to evaluate upgraded security cameras. Community updates include the September-October newsletter, weekly notices on Wyyerd Fiber installations and irrigation repair issues, and pool maintenance with recent light replacements and pending proposals for improvements.

Mr. Howard Weinberg, CEO of HOA Management Solutions, provided an update on CINC transition including Timeline, Account GL upload, Payable upload, Vendor upload, Homeowner data upload, Board member access, AI and Online options available in January, extension of the late date to December 15 and possible tablets at the front desk for portal set up assistance to homeowners.

Meeting adjourned at 7:17 P.M.

**Next Board of Directors Meeting scheduled for October 21, 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.*