

Continental Ranch Community Association

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Landscape Committee Meeting – December 8, 2025

Minutes

- I. **Call to Order 6:30 P.M. at the Windmill Park Office**
- II. **Roll Call:**
Present: **Patrick Chamblee**
Bill Cicala
Patti Gloy
Larry Lemieux
Clement DeLarge (Board Liaison)
Lori Wuollet (Mgmt. Representative)

Excused: **Doug Childress (Chairperson)**
Alexis Stern
- III. **Approval of December 8, 2025 Meeting Agenda** approved by motion (**Gloy/Lemieux**).
- IV. **Approval of November 3, 2025 Meeting Minutes** approved by motion (**Lemieux/Gloy**).
- V. **Guests:**
 - A. **AAA Landscape:** Mr. Valencia, Account Manager for CRCA's landscape maintenance, was not in attendance. Question asked regarding big leaf weeds in the activity field in the Easter Egg Hunt area. Ms. Wuollet will ask AAA for comment and corrective action.
- VI. **ADHOC Dog Committee report:** Ms. Gloy presented the ADHOC Dog Committee's research regarding the proposed dog park. Board members Ms. Bracken, Ms. DeLarge, and Mr. Williams were also in attendance. Extensive discussion followed. Committee members recommended obtaining clarification on required legal items from Clint, adding projected annual operating costs, including water fountain maintenance, AAA landscaping maintenance costs, and considering the installation of a concrete edge for improved mowing and maintenance. **MOTION (Lemieux/Cicala)** to recommend the southwest (SW) location, with the proposed area shifted closer to the West parking lot and the entrance adjusted further south. Motion failed 2/2 (Chamblee/Gloy). **MOTION (Cicala/Lemieux)** to recommend that the Board consider both the East (Ramada) map and the SW option, with the SW location proposed area shifted closer to the West parking lot and the entrance adjusted further south. Unanimously approved.
- VII. **Management Report:** Ms. Wuollet reported: reports from AAA Landscape continue to arrive every Tuesday and are promptly forwarded to the Committee. Wyerd Fiber is nearing completion of its work throughout the community, with final confirmation pending. The annual tree-trimming proposal from Brijer is scheduled for discussion, and Brijer has already removed the infected oak trees along Coachline. Once the Committee selects a replacement species, both AAA and Brijer will provide proposals for new plantings. AAA is also working to finalize pricing and correctly match meters on the backflow list, with one broken meter pipe repaired in November. Turf conditions at the Windmill Park Activity Field remain decent following rye overseeding, and AAA will continue monitoring. A proposal addressing a drainage complaint along Safflower is still pending.

VIII. **Year to Date Budget Review:** the year-to-date budget was not included in the packet for review due to the CINC conversion. Numbers will be made available at the next meeting.

IX. **Board Actions:** The Board accepted the Landscape Committees recommendation to remove twenty-one trees along Coachline that are infected with Canker Fungus by Brijer Resources NTE: \$3,150.00.

X. **Unfinished Business:**

- A. Oak Tree Replacement Species – Discussion ensued. **MOTION (Lemieux/Gloy)** to get quotes from AAA Landscape and Brijer Resources for both the Texas Ebony and the Red Push Pistache species for replacement trees along Coachline. Unanimously approved.

XI. **New Business:**

- A. Annual tree trimming proposal – Discussion ensued. **MOTION (Cicala/Lemieux)** to accept the proposal from Brijer Resources to perform the Annual Tree Trimming proposal NTE: \$36,000. Unanimously approved.

XII. **Next meeting date: January 12, 2026, at 6:30 P.M. at the Windmill Park Office.**

XIII. **Meeting adjourned at 7:56 PM.**