

Continental Ranch Community Association  
Board of Directors Meeting  
December 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. Jeff Williams, Director at Large. Excused: Mr. Clement DeLarge, Director at Large; Also present: Ms. Lori Wuollet, Community Manager; Mr. J.J. Velarde, Assistant Manager. Four members of the audience was in attendance and one member 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 December 16, 2025, Board Meeting Agenda as presented. Unanimously approved.

**VI. Consent Agenda:** The following committee meeting minutes were received: November 3, 2025, Landscape; November 5, 2025, Covenants; November 6, 2025, ARC; November 20, 2025, ARC. **MOTION (Weiler/DeLarge)** to accept the consent agenda. Unanimously approved.

**VII. Approval of Board Meeting Minutes: MOTION (Weiler/DeLarge)** to approve the November 18, 2025, Board meeting minutes as presented. Unanimously approved. **MOTION (Weiler/DeLarge)** to approve the November 18, 2025, Board Organizational meeting minutes as presented. Unanimously approved.

**VIII. Homeowner Forum:** Homeowner requested neighbor shed to be moved as it does not meet Marana setback requirements and the shed is over 10 feet tall. Advised contacting Marana and placing a complaint. Advised shed height requirement is 9 feet and the office has already contacted the homeowner for proof of height. If the height differs from what was submitted, it will be a violation and process according to the violation policy.

**IX. Finance:**

**a. Balance Sheet Report for November 30, 2025:** Operating Cash \$717,224.94; Total Cash Reserve \$1,619,599.53; Accounts Receivable \$405,963.82; Other Assets \$190,669.57; Pre-Paid Income Tax \$352.00; Pre-Paid Insurance \$2,600.00; Total Assets \$2,936,409.86.

**b. Net Income Review for Month Ending November 30, 2025:** Net income of \$834,191.13.

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**X. Architectural Committee:** None

**XI. Landscape Committee:**

- a. The Landscape Committee recommends that the Board decides on the location of the proposed Dog Park to be either the SW location, with the proposed area shifted closer to the West parking lot and the entrance adjusted further south or the East (Ramada) location. **MOTION (Fisher/DeLarge)** to accept the proposed East (Ramada) map from the Landscape Committee/ADHOC Dog Park Committee for the location of the proposed Dog Park. Unanimously approved.
- b. The landscape Committee recommends that the Board accept the proposal from Brijer Resources for CRCA Annual Tree Trimming NTE: \$36,000.00. **MOTION (Weiler/Bracken)** to accept the proposal from Brijer Resources to perform the CRCA Annual Tree Trimming NTE: \$36,000. Unanimously approved.

**XII. Covenants Committee:**

- a. **ID #25404, ID #18038, ID #21114, ID #110816, ID #110916 (Duty of Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. **ID #117794, ID #121141, ID #105520, ID #120992, ID #106720, ID #17945, ID# 121519 (Duty of Maintenance)**- recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- c. **ID #21166 (Duty of Maintenance)** - recommendation of \$100 monthly fine & 30-day pool suspension until property is brought into compliance.
- d. **ID #83033 (Duty of Maintenance)** - recommendation of \$50 weekly fine & 30-day pool suspension until property is brought into compliance.
- e. **ID #20571 (Duty of Maintenance)** - recommendation of \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- f. **ID #105620 (Trash Cans)** - recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- g. **ID #117793 (Landscape Maintenance)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- h. **ID #19246 (ARC)** - recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- i. **ID #109830 (ARC)** - recommendation of \$100 monthly fine & 30-day pool suspension until property is brought into compliance.
- j. **ID #24225 (Holiday Decorations)** - recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- k. **ID #23033 (Landscape Maintenance)** - recommendation of \$75 weekly fine & 30-day pool suspension until property is brought into compliance.
- l. **ID #19001, ID #24225 (Inoperable Vehicle)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.

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**MOTION (Weiler/Fisher)** to approve all covenants violations fines, suspensions and extensions as recommended by the Covenants Committee except ID# 120992 and ID#121519 as those properties have been cured. Unanimously approved.

**XIII. Unfinished Business:** None

**XIV. New Business:** None

**XV. Manager Report:**

Ms. Wuollet reported the transition to CINC went live on November 1, and the system is now in use with ongoing efforts to address any issues as they arise. Arizona Statutes, the CRCA CC&Rs, and all governing policies continue to be followed, and staff are assisting residents with ARC applications while transitioning to CINC's online submission platform. Property transfer inspections are being completed as received, with 12 homes sold in CRCA, 6 in Sunflower, and 1 in Sierra Pointe during November. The Dog Park Ad Hoc Committee presented its proposal to the Landscape Committee and it is scheduled for further discussion. Windmill Park was overseeded with rye and is establishing well, though one area requires additional attention, and AAA is addressing turf damage caused by unauthorized vehicle activity on the activity field. Infected oak trees were removed by Brijer Resources, and tree replacement species will be discussed. Community events included Photos with Santa on December 12, an ongoing Casa de los Niños toy drive through December 18, and Holiday Decorating Contest judging on December 19. The office will be closed December 24–26 and December 31–January 2 for the holidays, and the January–February newsletter is being prepared for printing on December 23. Additionally, the Windmill Park pool lights have been replaced with new RAB lighting, significantly improving their appearance.

Meeting adjourned at 6:51 P.M.

**Next Board of Directors Meeting scheduled for January 20, 2026, 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.*