

Continental Ranch Community Association  
Board of Directors Meeting  
January 20, 2026, 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; Mr. Clement DeLarge, Director at Large; Also present: Ms. Lori Wuollet, Community Manager; Mr. J.J. Velarde, Assistant Manager. five members of the audience were in attendance and none attended via Zoom.

**II. Call to Order:**

Ms. Peggy Bracken, President, called the meeting of the Board of Directors to order at 5:57 PM

**III. Guests:** None

**IV. President's Message:**

No message given.

**V. Adopt the Agenda: MOTION (Weiler/Cicala)** to adopt the January 20, 2026, Board Meeting Agenda as presented. Unanimously approved.

**VI. Consent Agenda:** The following committee meeting minutes were received: December 3, 2025, Covenants; December 8, 2025, Landscape; December 18, 2025, ARC. **MOTION (Weiler/Cicala)** to accept the consent agenda. Unanimously approved.

**VII. Approval of Board Meeting Minutes: MOTION (Weiler/DeLarge)** to approve the December 16, 2025, Board meeting minutes as presented. Unanimously approved.

**VIII. Homeowner Forum:** A homeowner requested to be heard regarding a wall issue between neighboring properties. The Board heard the homeowner and engaged in extensive discussion. The matter was referred to the neighbor's realtor to initiate the appropriate process. A second homeowner was also heard regarding a wall issue, and extensive discussion ensued. **MOTION (Cicala/Weiler)** to end the discussion and move on to business. Unanimously approved.

**IX. Finance:**

**a. Balance Sheet Report for October 31, 2025:** Operating Cash \$252,659.84; Total Cash Reserve \$1,623,491.77; Accounts Receivable \$58,701.05; Other Assets \$190,669.57; Pre-Paid Income Tax \$352.00; Pre-Paid Insurance \$2,600.00; Total Assets \$2,128,474.23. Further financial totals will be available at the February meeting.

**X. Architectural Committee:** None

Continental Ranch Community Association  
Board of Directors Meeting  
January 20, 2026, at 6:00 P.M.  
MEETING MINUTES

**XI. Landscape Committee:**

- a. The Landscape Committee recommends that the Board approve the purchase of the replacement trash receptacle at the West end of Windmill Park Activity field that was vandalized and melted the can from Amazon NTE \$600. **MOTION (Cicala/Weiler).** Unanimously approved.

**XII. Covenants Committee:**

- a. **ID #105520, ID #21114, ID #110916, ID #110916 (Duty of Maintenance)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. **ID #117794, ID #121141 (Duty of Maintenance)**- recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- c. **ID #106720, ID #17945 (Duty of Maintenance)** - recommendation of \$100 monthly fine & 30-day pool suspension until property is brought into compliance.
- d. **ID #21166 (Duty of Maintenance)** - recommendation of \$50 weekly fine & 30-day pool suspension until property is brought into compliance.
- e. **ID #20571, ID #83033 (Duty of Maintenance)** - recommendation of \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- f. **ID #109651 (Landscape Maintenance)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- g. **ID #23033 (Landscape Maintenance)** - recommendation of \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- h. **ID #109830 (ARC)** - recommendation of \$50 weekly fine & 30-day pool suspension until property is brought into compliance.
- i. **ID #24225 (Holiday Decorations)** - recommendation to hold until after the holidays.
- j. **ID #19001 (Inoperable Vehicle)** - recommendation of \$50 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 #109651 and ID #10901 as those properties have been cured. Unanimously approved.

**XIII. Unfinished Business:** None

**XIV. New Business:**

- a. Oasis - Windmill Park Pool Opening Proposal. **Motion (DeLarge/Bracken)** to approve the proposal from Oasis Pool to scrub the pool deck, clean the pool and spa tile, clean the splash pad features and tank, drain, refill, and acid wash the pool and spa, restart the heater, and add appropriate chemicals NTE \$6,272.40. Unanimously approved.
- b. Oasis – Windmill Park Pool Tile Re-Seal Proposal. **Motion (DeLarge/Bracken)** to approve the proposal from Oasis Pool to remove and reseal the expansion joint on the pool about 250 feet NTE \$1,500.00. Unanimously approved.

Continental Ranch Community Association  
Board of Directors Meeting  
January 20, 2026, at 6:00 P.M.  
MEETING MINUTES

**xv. Manager Report:**

Ms. Wuollet reported the transition to CINC went live on November 1, and the system is currently in use while any issues that arise are being addressed. Financials are in progress and are expected to be available for November and December by the end of January, if not sooner. Arizona Statutes, the CRCA CC&Rs, and all governing policies continue to be followed. Management continues assisting residents with the completion of ARC applications submitted online. Inspections related to Homewise and property transfers are completed as requests are received; for December, 11 homes sold/closed in CRCA, 3 homes sold/closed in Sunflower, and 1 home sold/closed in Sierra Pointe. Regarding landscape matters, the Ad Hoc Committee advised they are obtaining a revised fencing quote for the Dog Park proposal. Windmill Park turf was treated with pre-emergent, and due to recent rainfall, post-emergent spot treatments will be applied in areas with increased weed growth; once completed, areas damaged by a vehicle will be seeded. An additional instance of driving on the field was noted, though no damage occurred. Infected oak trees were removed by Brijer Resources, and a tree replacement bid from AAA is pending. The office was closed on January 19, 2026, in observance of Martin Luther King Jr. Day and will be closed on February 16, 2026, in observance of Presidents' Day, and the January–February newsletter was distributed to homeowners. Proposals from Oasis Pool to restart the Windmill Park pool were included in the meeting packet for discussion. Management requested approval to purchase a heavy-duty, business-quality scanner due to the volume of scanning required, as the scanners on the new printers have caused malfunctions requiring service; the cost is not to exceed \$1,000.00 and would serve the entire office.(to be approved by President Bracken once a model is determined). Management also requested approval to establish a service contract with Pacific Office Automation for all printers at a cost not to exceed \$30.00 per month combined. **MOTION (Cicala/Weiler)** to establish a service contract with Pacific Office Automation for the office printers NTE: \$30.00 per month. Unanimously approved.

Meeting adjourned at 7:17 P.M.

**Next Board of Directors Meeting scheduled for February 17, 2026, 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.*