

Continental Ranch Community Association
Board of Directors Meeting
February 17, 2026, at 5:45 P.M.
MEETING MINUTES

I. Roll Call/Quorum:

Directors present: Ms. Peggy Bracken, President; Mr. Bill Cicala, 1st Vice-President; Ms. Connie DeLarge, 2nd 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. three 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 5:42 PM

- III. Guests:** J. Todd Lundering, CPA – Presented the 2025 CRCVA Audit findings and Mr. Max Ivankovich with Wyyerd Fiber provided information on costs to bring in Wyyerd Fiber to the CRCA Office and Community Center. Mr. Ivankovich will survey the surrounding property owners to see if they have interest in obtaining their service as more people joining will reduce the cost of construction for CRCA.

IV. President's Message:

No message given.

- V. Adopt the Agenda: MOTION (Weiler/DeLarge)** to adopt the February 17, 2026, Board Meeting Agenda as amended. Unanimously approved.

- VI. Consent Agenda:** The following committee meeting minutes were received: January 7, 2026, Covenants; January 12, 2026, Landscape; January 15, 2026, ARC. **MOTION (Weiler/DeLarge)** to accept the consent agenda. Unanimously approved.

- VII. Approval of Board Meeting Minutes: MOTION (Weiler/DeLarge)** to approve the January 20, 2026, Board Meeting Minutes and February 5, 2026 Emergency Board Meeting Minutes as presented. Unanimously approved.

- VIII. Homeowner Forum:** None

IX. Finance:

- a. **Balance Sheet Report for January 31, 2026:** Operating Cash \$672,344.43; Total Cash Reserve \$1,714,438.89; Accounts Receivable \$174,110.56; Other Assets \$190,669.57; Pre-Paid Income Tax \$352.00; Pre-Paid Insurance \$2,600.00; Total Assets \$2,754,515.45.

- X. Architectural Committee:** None

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XI. Landscape Committee:

- a. The Landscape Committee recommends that the Board approve the Texas Ebony tree as a replacement for the Coachline Oak Trees, NTE: 10 trees and \$5760.00. **MOTION (Bracken/Cicala)**. Unanimously approved.
- b. The Landscape Committee recommends that the Board approve taking the damaged WP Activity Field trash can, revamp, and purchase one additional trash can and place at Sunset Mountain and Mountain Sky Pocket Parks NTE: \$1,000.00. **MOTION (DeLarge/Weiler)**. Unanimously approved.
- c. The Landscape Committee recommends that the Board approve the replacement of three backflows located at Rivers Edge, Copper Moon and Summer Sky NTE: \$7,286.60 under Reserve Comp# 1030. **MOTION (Cicala/DeLarge)**. Unanimously approved.
- d. The Landscape Committee recommends that the Board approve the proposal from Desert Starr Masonry to place a drain in the drainage located on Safflower to eliminate a ponding issue NTE: \$3,500.00. **MOTION (Cicala/DeLarge)**. Unanimously approved.

XII. Covenants Committee:

- a. **ID #117794, ID #110916, ID #110916 (Duty of Maintenance)**- recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. **ID #106720, ID #17945, ID #121141 (Duty of Maintenance)**- recommendation of \$100 monthly fine & 30-day pool suspension until property is brought into compliance.
- c. **ID #21166 (Duty of Maintenance)** - recommendation of \$75 weekly fine & 30-day pool suspension until property is brought into compliance.
- d. **ID #20571, ID #83033 (Duty of Maintenance)** - recommendation of \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- e. **ID #109830 (ARC)** - recommendation of \$50 Weekly fine & 30-day pool suspension until property is brought into compliance.
- f. **ID #120045, ID #21114 (Trailer)** - recommendation of \$75 Weekly 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.

MOTION (Weiler/Cicala) to approve all covenants violations fines, suspensions and extensions as recommended by the Covenants Committee except ID #121141 as that property has been cured. Unanimously approved.

XIII. Unfinished Business: None

XIV. New Business:

- a. **Wyverd Fiber** - Windmill Park and Community Center Fiber Optic discussion. **Motion (Cicala/DeLarge)** to table the proposal from Wyverd Fiber as our provider for Internet and Phone service at the CRCA Office and the CRCA Community Center buildings until the next meeting. Unanimously approved.

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- b. **Swim Lessons – Saguaro Aquatics - Motion (Cicala/Weiler)** to approve the request for Saguaro Aquatics to hold swim lessons at the Community Center pool from May 23, 2026 thru July 31, 2026. Unanimously approved.
- c. **Windmill Park Field Reservation – Continental Ranch Little League - Motion (Cicala/DeLarge)** to approve the request for the Continental Ranch Little League request to use the Windmill Park Field from March 10, 2026, thru May 23, 2026, Monday – Friday from 5:00 PM – 7:30 PM. Unanimously approved.
- d. **CRCA Insurance Renewal - Motion (Cicala/DeLarge)** to approve the yearly CRCA Insurance renewal proposal from Farmers Insurance NTE: \$29,070.00. Unanimously approved.
- e. **Reliable IT Solutions Contract Renewal - Motion (Cicala/DeLarge)** to approve the Managed Service Support renewal proposal from Reliable IT Solutions beginning 3/1/2026 for a 1-year term NTE: \$370.00/month. Unanimously approved.
- f. **Windmill Park Office Chairs - Motion (Cicala/DeLarge)** to approve, as amended, the purchase of 5 new chairs for the Windmill Park Office NTE: \$2,000.00 using Reserve Component# 640. Unanimously approved.
- g. **Office Scanner - Motion (Weiler/Cicala)** to approve the purchase of three additional scanners for the Windmill Park office staff NTE: \$1600.00. Unanimously approved.
- h. **Windmill Park Office Window Tinting - Motion (DeLarge/Weiler)** to approve the proposal from Alphagraphics to complete the Windmill Park office window tinting project with updated logos and hours NTE: \$1,703.23. Unanimously approved.
- i. **Windmill Park Spa/North Pony Wall Repair - Motion (Cicala/Weiler)** to approve the proposal from Desert Starr Masonry to repair the Windmill Park pool North ramada and spa pony wall NTE: \$4,800.00. Unanimously approved.
- j. **Windmill Park Splash Pad Equipment Room Wall Repair - Motion (DeLarge/Cicala)** to approve the proposal from Desert Starr Masonry to repair the Windmill Park splash pad equipment room wall NTE: \$1,150.00. Unanimously approved.
- k. **Community Center - Concrete Curb Painting - Motion (DeLarge/Weiler)** to approve the proposal from Top Tier Painting and Drywall to paint the Community Center parking lot stripes, curbs and pole signs under Reserve Component #114 NTE: \$3,400.00 Unanimously approved.
- l. **CRCA Perimeter Wall Painting - Motion (DeLarge/Cicala)** to approve, as amended, the proposal from Top Tier to paint the CRCA Perimeter Walls using Reserve Component #1104 NTE: \$45,000. Unanimously approved.
- m. **Ramada Concrete Refinishing - Motion (DeLarge/Cicala)** to approve, as amended, the proposal from Desert Sunset to refinish the concrete slabs and BBQs at the Windmill Park ramadas using Reserve Component #472 NTE: \$3,690. Unanimously approved.
- n. **Windmill Park Pool - Spa Heater Replacement - Motion (DeLarge/DeLarge)** to approve the proposal from Oasis Pool to replace the Windmill Park Spa Heater using Reserve Component #577 NTE: \$6,543.12. Unanimously approved.
- o. **Windmill Park Metal Surfaces Repainting - Motion (Cicala/DeLarge)** to approve, as amended, the proposal from Top Tier to repaint the Windmill Park metal surfaces, Trash enclosure, wooden gate, equipment covers, handrails, light poles and Splash Pad Features using Reserve Component #506 and #408 NTE: \$8,748. Unanimously approved.

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XV. Manager Report:

Ms. Wuollet reported that we continue to actively assist homeowners, handling resident communications, updating pool keys for past-due accounts, processing covenant violations as approved by the Board, attend committee meetings, and support ARC applications online in compliance with Arizona statutes, the CRCA CC&Rs, and governing policies. The transition from CINC back to VMS Online is underway, with CINC to be used through the end of March and a full transition effective April 1; March financials will be produced in CINC, and future reports will be generated in VMS Online retroactive to the start of the fiscal year to ensure continuity. In January, property transfers included 9 homes in CRCA, 1 in Sunflower, and 1 in Sierra Pointe. Landscape updates included ongoing dog park proposal revisions by the Ad Hoc Committee, post-emergent treatment at Windmill Park, removal of infected oak trees by Brijer Resources, and receipt of a tree replacement bid from AAA Landscape with a committee recommendation pending. The office was closed February 16 in observance of Presidents Day; the March–April newsletter is in production; the CRCA Easter event is scheduled for April 4 with volunteers needed; and vandalism at Finrock Park damaged the plastic bongo feature, with replacement parts ordered. At Windmill Park pool, previously approved pony wall repairs were completed; however, water intrusion was discovered, prompting evaluation of additional walls and a forthcoming proposal for French drain-style drainage, with related proposals included in the packet. Lastly, IT advised that individual scanners are needed for each desk as a long-term investment, and this item is also included in the packet for Board review.

Meeting adjourned at 7:03 P.M.

Next Board of Directors Meeting scheduled for March 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.