

Continental Ranch Community Association

Board of Directors Meeting Agenda

At the Community Center
February 17, 2026 – 5:45 PM

I. Call to Order

II. Roll Call

President	Peggy Bracken
1st Vice-President	Bill Cicala
2nd Vice-President	Connie DeLarge
Secretary	Tim Weiler
Treasurer	Fred Fisher
Director at Large	Jeff Williams
Director at Large	Clement DeLarge

III. Guests: J. Todd Lundering, CPA

IV. President's Message

V. Adopt the Agenda:

VI. Consent Agenda: available online

The Consent Agenda contains items requiring action by the Board which are generally routine items not requiring Board discussion. A single motion will approve all items on the Consent agenda, including any Committee Meeting Minutes or contemplated contractor proposals. Any Board member may remove any issue from the Consent agenda, and that issue will be discussed and voted upon separately.

Acknowledge Meeting Minutes:

- January 7, 2026 Covenants
- January 12, 2026 Landscape
- January 15, 2026 ARC

VII. Approval of Minutes:

- a. January 20, 2026 Board Meeting Minutes and February 5, 2026 Emergency Board Meeting Minutes

VIII. Homeowner Forum: Participation numbers are found on the table next to the sign-in sheets.

IX. Homeowner Requests: None

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X. Finance:

a. Balance Sheet Reports

	November 2025	December 2025	January 2026
Operating Cash	\$739,563.48	\$677,604.66	\$672,344.43
Total Cash Reserve	\$1,626,467.71	\$1,683,361.39	\$1,714,438.89
Accounts Receivable	\$340,044.12	\$202,014.31	\$174,110.56
Total Fixed Assets	\$190,669.57	\$190,669.57	\$190,669.57
Pre-Paid Income Tax	\$352.00	\$352.00	\$352.00
Pre-Paid Insurance	\$2,600.00	\$2,600.00	\$2,600.00
TOTAL ASSETS	\$2,899,696.88	\$2,756,601.93	\$2,754,515.45

XI. Architectural Committee: None

XII. 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.
- 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.
- 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.
- 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.

XIII. 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.

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- 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.

XIV. Unfinished Business: None

XV. New Business:

- a. Wyyerd Fiber
- b. Swim Lessons – Saguaro Aquatics
- c. Windmill Park Field Reservation – Continental Ranch Little League
- d. CRCA Insurance Renewal
- e. Reliable IT Solutions Contract Renewal
- f. Windmill Park Office Chairs
- g. Office Scanner
- h. Windmill Park Office Window Tinting
- i. Windmill Park Spa/North Pony Wall Repair
- j. Windmill Park Splash Pad Equipment Room Wall Repair
- k. Community Center - Concrete Curb Painting
- l. CRCA Perimeter Wall Painting
- m. Ramada Concrete Refinishing
- n. Windmill Park Pool - Spa Heater Replacement
- o. Windmill Park Metal Surfaces Repainting

XVI. Management Report

XVII. Adjourn to Executive Session

**Continental Ranch Community Association
Board of Directors **EXECUTIVE BOARD MEETING Agenda****
At the Community Center
February 17, 2026, following the Board Meeting

I. Call to Order

II. Roll Call:	President	Peggy Bracken
	1 st Vice-President	Bill Cicala
	2 nd Vice-President	Connie DeLarge
	Secretary	Tim Weiler
	Treasurer	Fred Fisher
	Director at Large	Jeff Williams
	Director at Large	Clement DeLarge

III. Approval of February 17, 2026, Executive Meeting Agenda

IV. Approval of January 20, 2026, Executive Meeting Minutes

V. Guests: none scheduled.

VI. Owner Requests & Legal Requests:

This portion of the meeting will be closed pursuant to A.R.S. 33-1804(A) (1,5).

A. Attorney Status Update

i. ID # 18711

VII. Adjourn