

Continental Ranch Community Association
Board of Directors Meeting
March 17, 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, 2nd Vice-President; Mr. Fred Fisher, Treasurer; Mr. Jeff Williams, Director at Large; Directors excused: Mr. Clement DeLarge, Director at Large; Mr. Tim Weiler, Secretary. Also present: Ms. Lori Wuollet, Community Manager; Mr. J.J. Velarde, Assistant Manager. Four members of the audience were in attendance.

II. Call to Order:

Ms. Peggy Bracken, President, called the meeting of the Board of Directors to order at 5:58 PM

III. Guests: Olivia Salazar – Town of Marana - Discussion of MPR Senior Group request under New Business.

IV. President's Message:

No message given.

V. Adopt the Agenda: MOTION (DeLarge/Bracken) to adopt the March 17, 2026, Board Meeting Agenda as amended. Unanimously approved.

VI. Consent Agenda: The following committee meeting minutes were received: February 2, 2026, Landscape; February 4, 2026, Covenants; February 5, 2026, ARC, February 19, 2026, ARC. **MOTION (Cicala/DeLarge)** to accept the consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes: MOTION (Cicala/Fisher) to approve the February 17, 2026, Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum: None

IX. Finance:

a. **Balance Sheet Report for February 28, 2026:** Operating Cash \$528,433.54; Total Cash Reserve \$1,717,885.06; Accounts Receivable \$163,733.75; Other Assets \$190,669.57; Pre-Paid Income Tax \$352.00; Pre-Paid Insurance \$2,600.00; Total Assets \$2,603,673.92.

X. Architectural Committee:

- a. The Architectural Committee recommends that the Board approve the Design Guideline verbiage update on Page 16: Pool/Spa Draining. **MOTION (Cicala/Fisher)**. Unanimously approved.
- b. The Architectural Committee recommends that the Board consider painting all wash and easement walls. Discussion ensued with a request for more specifics in the request from the committee.

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XI. Landscape Committee:

- a. The Landscape Committee recommends that the Board approve the 2026 Integrated Pest Management Contract with AAA Landscape NTE: \$16,155.00. **MOTION (Fisher/Cicala).** Unanimously approved.
- b. The Landscape Committee recommends that the Board approves removal of a split tree located behind N. Poudre by Brijer Resources NTE: \$800.00. **MOTION (Bracken/Cicala).** Unanimously approved.

XII. Covenants Committee:

- a. **ID #242225 (Duty of Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. **ID #117794, ID #110916, ID #110916 (Duty of Maintenance)**- recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- c. **ID #106720, ID #17945, ID #121141 (Duty of Maintenance)**- recommendation of \$100 monthly fine & 30-day pool suspension until property is brought into compliance.
- d. **ID #20571, ID #83033, ID #21166 (Duty of Maintenance)** - recommendation of letter from attorney be sent to **ID #20571**, with \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- e. **ID #21166 (Holiday Decorations)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- f. **ID #109830 (ARC)** - recommendation of \$50 Weekly fine & 30-day pool suspension until property is brought into compliance.
- g. **ID #120045 (Trailer)** - recommendation of \$75 Weekly fine & 30-day pool suspension until property is brought into compliance.
- h. **ID #23033 (Landscape Maintenance)** - recommendation of \$100 weekly fine & 30-day pool suspension until property is brought into compliance.

MOTION (Cicala/DeLarge) to approve all covenants violations fines, suspensions and extensions as recommended by the Covenants Committee. Unanimously approved.

XIII. Unfinished Business:

- a. **Ramada Concrete Refinishing – MOTION (Bracken/Cicala)** to approve the proposal from Top Tier to refinish the concrete slabs and BBQs at the Windmill Park Ramadas using reserve component #472 NTE: \$4,000.00 Unanimously approved.

XIV. New Business:

- a. **Swim Lessons - Motion (Cicala/DeLarge)** to approve the request for Kidtastics to hold swim lessons at the Community Center pool for six, two-week sessions during the summer Unanimously approved.

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- b. **MPR Senior Group – Motion (Cicala/Bracken)** to approve the request for Marana Parks and Recreation to hold Senior Group activities at the Community Center as follows: Mondays 9am to 12pm, Tuesdays from 9am to 2:30pm and Thursdays from 9am to 3pm in conjunction with the Continental Ranch Senior Group with a rental cost up to \$30/day with permission to place an activity container on the south side of the building if needed and a review of the contract in 6 months' time. Unanimously approved.
- c. **CD Maturing - Motion (Bracken/Fisher)** to approve the rollover of the CD with Vantage West with a current rate of 3.9% APY, 12 month term to a new rate of 3.51\$ APY for a 12 month term. Unanimously approved.

xv. Manager Report:

Ms. Wuollet reported HOA Management Solutions continues to work actively with homeowners across the community, dedicating significant time to responding to resident calls and emails, updating pool keys for past-due accounts, enforcing covenants in accordance with Arizona statutes and governing documents, attending committee meetings (see minutes for details), and assisting residents with ARC applications. The transition from CINC to VMS Online is underway, with full implementation scheduled for April 1 and financial continuity maintained through retroactive reporting. Property transfer inspections are ongoing, with multiple home sales completed across CRCA, Sunflower, and Sierra Pointe. Landscape efforts include adjusting committee meeting times, addressing turf conditions at Windmill Park, and coordinating tree replacements, while additional updates on the dog park proposal are forthcoming. Community engagement remains strong with the March–April newsletter distributed and preparations underway for the April 4 Easter event. At Windmill Park, maintenance projects such as pony wall repairs, spa jet troubleshooting, and Ramada resurfacing are in progress, and office operations have been enhanced with new scanning equipment. Additionally, we are currently experiencing issues with younger individuals at the Windmill Park pool and would like to suggest implementing monitor coverage immediately rather than waiting until May. **MOTION (Cicala/Bracken)** to start 4-10 pm pool monitoring at Windmill Park pool until the Community Center pool opens and then going full time monitoring for both pools. Unanimously approved.

Meeting adjourned at 6:45 P.M.

Next Board of Directors Meeting scheduled for April 21, 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.