

Continental Ranch Community Association  
Board of Directors Meeting  
April 21, 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. Fred Fisher, Treasurer; Mr. Tim Weiler, Secretary; 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. 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 5:54 PM

- III. Guests:** ID# 91114 – Trees in common area request – discussion - **MOTION (Cicala/Bracken)** table discussion until the next meeting allowing homeowner to review CC&R's about his questions. Unanimously tabled.

**IV. President's Message:**

No message given.

- V. Adopt the Agenda: MOTION (Weiler/DeLarge)** to adopt the April 21, 2026, Board Meeting Agenda as amended. Unanimously approved.

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

- VII. Approval of Board Meeting Minutes: MOTION (Cicala/Bracken)** to approve the March 17, 2026, Board Meeting Minutes as presented. Unanimously approved.

- VIII. Homeowner Forum:** Homeowner Nancy expressed interest in opening both pools at the same time due to lap lanes being crowded. Discussion resulted in putting out two tap lanes during Windmill Park pool season prior to Community Center pool opening beginning next year. AdHoc committee for Dog park expressed concern regarding a member of the Landscape Committee and also brought a newsletter article for permission to put in the upcoming newsletter. Board discussed – **MOTION (Cicala/Weiler)** to approve the ad in the newsletter pending some edits by Friday. Unanimously approved. Further discussion resulted in having a presenters seat at the committee table available when presenting. Another homeowner representing the Senior Citizens/Retirees of Continental Ranch asked for formal permission to hang two banners in honor of the 250<sup>th</sup> anniversary of American Independence at the pool area. Discussion ensued **MOTION (Cicala/DeLarge)** to allow hanging two banners for the pool season regarding the 250<sup>th</sup> anniversary of our country pending that it not be anything political. Unanimously approved.

- IX. Finance:** No actual numbers given due to accounting conversion.

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**X. Architectural Committee:**

- a. The Architectural Committee recommends that the Board consider painting all wash and easement walls. Discussion ensued and the Board recommended to obtain three bids to show cost and formally present it to the Board.

**XI. Landscape Committee:**

- a. The Landscape Committee recommends that the Board the Windmill Park valve replacements proposal from AAA Landscape using reserve comp# 452, NTE: \$12,331.27. **MOTION (Cicala/DeLarge)**. Unanimously approved.

**XII. Covenants Committee:**

- a. **ID #24225, ID#109358 (Duty of Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. **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 all listed units, with \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- e. **ID #114797 (Landscape Parking)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- f. **ID #109830 (ARC)** - recommendation of letter from attorney be sent with \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- g. **ID #120045, ID# 121763 (Trailer)** - recommendation of \$75 Weekly fine & 30-day pool suspension until property is brought into compliance.
- h. **ID #23033 (Landscape Maintenance)** - recommendation of letter from attorney be sent with \$100 weekly fine & 30-day pool suspension until property is brought into compliance

**MOTION (Weiler/Bracken)** to approve all covenants violations fines, suspensions and extensions as recommended by the Covenants Committee except ID# 21166 and 114797 as those have been cured. Unanimously approved.

**XIII. Unfinished Business:** None

**XIV. New Business:**

- a. **Appoint Nominating Committee - Motion (Bracken/Cicala)** to nominate the following five members for the 2026 Nominating Committee if willing to serve: Steve Koerner, Larry Lemieux, Jeff Williams, Bill Cicala and Florence Irving. Unanimously approved.
- b. **Reserve Study proposal - Motion (Cicala/DeLarge)** to approve Association Reserves Reserve Study Update plan for a 3 year agreement NTE: \$3,160 per year. Unanimously approved.

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- c. **Lot Clean-up Proposal** – discussion ensued. **Motion (Weiler/Cicala)** to approve D&J Landscape as a lot clean up vendor NTE: \$145.00 service fee and \$35.00 turn away fee. Unanimously approved.
- d. **HOA Membership Expansion request** – discussion ensued. Board would like more information from their HOA such as reserves, financials, dues, and common areas. Lori will reach out to them with the request.

**XV. Manager Report:**

Ms. Wuollet reported HOA Management Solutions continues to actively support the community by assisting homeowners with phone calls and emails, updating pool key access for past-due accounts, and implementing Board-approved covenant enforcement actions. Management staff attended committee meetings, with detailed interactions available in the corresponding minutes. The transition from CINC back to VMS Online is nearly complete, pending a final accuracy review, after which March financials will be finalized and statements distributed by mail and email where available. All operations remain in compliance with Arizona Statutes, CRCA CC&Rs, and governing policies, while staff continues to assist residents with ARC applications via paper submissions until the online system is available. Property transfer activity for March included 20 closings in CRCA, 9 in Sunflower, and 1 in Sierra Pointe, with inspections completed as received.

Landscape efforts include continued development of the Dog Park proposal by the Ad Hoc Committee, along with turf transitioning at Windmill Park to summer Bermuda, upcoming weed treatment, and reduced watering following the Easter event. Four trees have been identified for replacement and are being scheduled with AAA Landscape. Community updates include production of the May–June newsletter, a request for signage at WAPA land to prevent off-road driving, and a proposal under Board review for a Community Farmers Market at Windmill Park **MOTION (Cicala/Bracken)** to allow use of the Activity field for a farmers market as proposed. Unanimously approved. Pool improvements include completion of the Windmill Park pony walls and warranty repair of spa jets, with additional maintenance needed to replenish glass media. A homeowner request to open both pools simultaneously during the season has also been submitted for Board consideration.

Meeting adjourned at 7:27 P.M.

**Next Board of Directors Meeting scheduled for May 19, 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.*