

Continental Ranch Community Association
Board of Directors Meeting
May 19, 2026, at 6:00 P.M.
MEETING MINUTES

I. Roll Call/Quorum:

Directors present: Ms. Peggy Bracken, President; Mr. Bill Cicala, 1st Vice-President; Mr. Fred Fisher, Treasurer; Mr. Tim Weiler, Secretary; Mr. Jeff Williams, Director at Large. Also present: Ms. Lori Wuollet, Community Manager; Mr. J.J. Velarde, Assistant Manager. Excused: Ms. Connie DeLarge, 2nd Vice-President and Mr. Clement DeLarge, Director at Large. Two 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 6:00 PM

III. Guests: None Scheduled

IV. President's Message:

No message given.

V. Adopt the Agenda: MOTION (Weiler/Cicala) to adopt the May 19, 2026, Board Meeting Agenda as amended. Unanimously approved.

VI. Consent Agenda: The following committee meeting minutes were received: April 1, 2026, Covenants; April 2, 2026, ARC; April 6, 2026, Landscape, April 16, 2026, ARC. **MOTION (Weiler/Cicala)** to accept the consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes: MOTION (Weiler/Cicala) to approve the April 21, 2026, Board Meeting Minutes as presented. Unanimously approved. **MOTION (Weiler/Cicala)** to approve the April 21, 2026, Executive Board Meeting Minutes as presented. Unanimously approved. **MOTION (Weiler/Cicala)** to approve the May 14, 2026, Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum: Homeowner appeal of fruit trees as a carryover from the last meeting was present and had reviewed CCR's as requested of the Board. Homeowner disagrees with interpretation of the CCR and rules. Board would like to seek legal opinion but would like to discuss it in Executive Session at the next meeting. **MOTION (Weiler/Bracken)** to place this topic on the next meeting's Executive Session agenda. Unanimously approved.

IX. Finance: No actual numbers given due to accounting conversion, however preliminary accounting shows no abnormal expenses. Discussion on management contract and Board would like to call a separate open meeting for approval of the new contract.

X. Architectural Committee: None

XI. Landscape Committee:

a. The Landscape Committee recommends that the Board approve the proposal from AAA Landscape to repair the Windmill Park pool drainage on the South landscaped area NTE: \$5,298.00. **MOTION (Cicala/Weiler).** Unanimously approved.

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Landscape Committee continued...

- b. The Landscape Committee recommends that the Board approve the proposal from AAA Landscape to upgrade irrigation cellular using reserve comp #1025 NTE: \$25,767.48. **MOTION (Cicala/Weiler)**. Unanimously approved.
- c. The Landscape Committee recommends that the Board approve the proposal from Brijer resources to remove two oak trees along Silverbell/Pocono Way NTE: \$1400.00. **MOTION (Cicala/Bracken)**. Unanimously approved.

XII. Covenants Committee:

- a. **ID #109358, ID #17755 (Duty of Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. **ID #24225 (Duty of Maintenance)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- c. **ID #110916, ID #110916 (Duty of Maintenance)** - recommendation of attorney letter be sent with a \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- d. **ID #106720, ID #17945, ID #121141 (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 attorney letter be sent to all listed units, with \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- f. **ID #109830 (ARC)** - recommendation of attorney letter be sent with \$100 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 attorney letter be sent with \$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. Unanimously approved.

XIII. Unfinished Business: None

XIV. New Business:

- a. **Delegation of Authority Resolution - Motion (Bracken/Fisher)** to approve the Delegation of Authority Resolution as prepared by Goodman Law. Unanimously approved.
- b. **CD Rollover Action-in-lieu Ratification - Motion (Cicala/Wiler)** to roll over the current Jumbo CDAR account with Alliance Bank into a new 52-week (12-month) term at the rate of 3.25% APY. Unanimously approved.

XV. Manager Report:

Ms. Wuollet reported HOA Management Solutions continues to actively work with homeowners throughout the community, with a significant portion of management's daily operations dedicated to handling resident phone calls and emails. Pool keys continue to be updated for homeowners with past due accounts, and covenant infractions are reviewed and approved by the Board. Management staff attended committee meetings during the month, and additional details regarding committee interactions are available in the respective committee meeting minutes.

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Manager Report Continued...The transition from CINC back to VMS Online has been completed, and account statements were processed and distributed to all homeowners, with email copies sent to residents who have email addresses on file. Management continues to follow all applicable Arizona Statutes, CRCA CC&Rs, and governing policies. Assistance with ARC applications remains ongoing through paper forms until the online submission process is activated. Property transfer inspections continue to be completed as requests are received. During April, 18 homes sold or closed in CRCA, 2 in Sunflower, and none in Sierra Pointe.

Regarding landscape and community projects, the Dog Park Proposal Ad Hoc Committee reported no new updates at this time. Turf at Windmill Park continues transitioning to summer Bermuda grass, with aeration scheduled once the Bermuda is fully established. Four trees identified for replacement are scheduled for installation on May 18. The May–June community newsletter was distributed, and both the perimeter wall painting project and curb painting projects were completed. Management also reported that an extra handicap logo was mistakenly painted at the Community Center due to old residual markings; Top Tier corrected the issue by painting over the logo with grey paint. The ramada concrete project remains on schedule for completion by the end of May.

Pool-related maintenance and enforcement activities continued throughout the month. The spa jets required additional repairs, and the Windmill Park pool was closed for two days due to human contamination. The splash pad feature temporarily stopped functioning but was repaired by Oasis and is now fully operational. Management also addressed several incidents involving pool monitors and residents, resulting in certain homeowners being asked to leave the facility and having their key cards disabled for 30 days due to behavioral violations.

XVI. Recess to Executive Session: MOTION (Cicala/Bracken) to recess to executive session made at 6:35 PM. Unanimously approved.

XVII. Reconvene to Open Session: MOTION (Weiler/Cicala) to reconvene to open session made at 6:40 PM. Unanimously approved.

XVIII. Executive Session Motions:

- a. **MOTION (Cicala/Bracken)** to waive the late fee for ID#92243 as presented. Unanimously approved.
- b. **MOTION (Weiler/Cicala)** to follow the attorney's recommendation for ID# 54638 as presented. Unanimously approved.

XIX. Adjourn Open Session

Meeting adjourned at 6:41 P.M.

Next Board of Directors Meeting scheduled for June 16, 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.