

Continental Ranch Community Association
Board of Directors Meeting
June 16, 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. Tim Weiler, Secretary; Mr. Clement DeLarge, Director at Large; Mr. Jeff Williams, Director at Large. Also present: Ms. Lori Wuollet, Community Manager. seven 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 (Williams/Weiler) to adopt the June 16, 2026, Board Meeting Agenda as amended. Unanimously approved.

VI. Consent Agenda: The following committee meeting minutes were received: May 4, 2026, Landscape; May 6, 2026, Covenants; May 7, 2026, ARC, May 21, 2026, ARC. **MOTION (Williams/Weiler)** to accept the consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes: MOTION (Williams/Weiler) to approve the May 19, 2026, Board Meeting Minutes as presented. Unanimously approved. **MOTION (Williams/DeLarge)** to approve the May 19, 2026, Executive Board Meeting Minutes as presented. Unanimously approved. **MOTION (Williams/Weiler)** to approve the May 26, 2026, Board Meeting Minutes as presented. Unanimously approved.

VIII. Homeowner Forum: Homeowners on Tullare asked how to prevent solicitators in their area. The Board referred them to the Town of Marana for guidance. Homeowner on Westcliff was concerned about neighbors bird feeders, Board advised would remind in next newsletter.

IX. Finance: Balance Sheet Report for May 31, 2026: Operating Cash \$834,202.02; Total Cash Reserve \$1,774,764.35; Accounts Receivable \$296,286.37; Other Assets \$190,669.57; Pre-Paid Income Tax \$352.00; Pre-Paid Insurance \$2,600.00; Total Assets \$3,276,675.24

X. Architectural Committee: None

XI. Landscape Committee: None

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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 \$100 monthly fine & 30-day pool suspension until property is brought into compliance.
- d. **ID #121141, ID #17945 Duty of Maintenance)**- recommendation of \$50 weekly fine & 30-day pool suspension until property is brought into compliance.
- e. **ID #106720 (Duty of Maintenance)**- recommendation of letter from attorney be sent with \$50 weekly fine & 30-day pool suspension until property is brought into compliance.
- f. **ID #20571, ID #83033 (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.
- g. **ID #109830 (ARC)** - recommendation of letter from attorney be sent with \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- h. **ID #120045 (Trailer)** - recommendation of letter from attorney be sent with \$75 weekly fine & 30-day pool suspension until property is brought into compliance.
- i. **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/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. **Sun West Bank recommendation - Motion (Cicala/DeLarge)** to approve switching the operating bank account from First Citizens Bank to Sun West Bank as recommended by HOA Reliable Services. Unanimously approved.

XV. Manager Report:

Ms. Wuollet reported that HOA Reliable Services continues to actively support homeowners throughout the community, with resident phone calls and email correspondence comprising a significant portion of daily operations. Pool keys continue to be updated for accounts with outstanding balances, covenant enforcement actions are reviewed and approved by the Board, and management staff attended scheduled committee meetings. VMS Online remains fully operational, and management continues to address any system issues as they arise. Covenant enforcement is being administered in accordance with Arizona statutes, the CRCA CC&Rs, and Association policies, while residents continue to receive assistance with Architectural Review Committee (ARC) applications pending activation of the online submission process. During May, property transfer inspections were completed for 20 CRCA home sales and 3 Sunflower home sales. At Windmill Park, turf continues transitioning to summer Bermuda grass, with aeration completed to support healthy growth, and community trees remain in good condition. Management advised that the June/July newsletter is in production, the Ramada concrete resurfacing project has been completed, and five candidate applications were received for the 2026 Board of Directors election. The Nominating Committee is scheduled to meet on June 17 and June 24

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in accordance with the Association's Bylaws. Pool-related maintenance included replacement of deteriorated spa acid and chlorine feed lines, plumbing repairs to the women's restroom, and jetting of the men's restroom drain line. Management also discussed the condition of Sunflower's perimeter walls with Associa, recommending that repairs and painting be coordinated following CRCA's perimeter wall project. Clarification was requested regarding responsibility for wall repairs, as the walls are in poor condition and may require enforcement action if adjacent homeowners are responsible.

XVI. Recess to Executive Session: MOTION (Cicala/Bracken) to recess to executive session made at 6:25 PM. Unanimously approved.

XVII. Reconvene to Open Session: MOTION (Weiler/Cicala) to reconvene to open session made at 6:36 PM. Unanimously approved.

XVIII. Executive Session Motions:

- a. **MOTION (Cicala/Weiler)** to follow the attorney's recommendation of foreclosure for UD# 102829 and 116774 as recommended by the attorney. Unanimously approved.
- b. **MOTION (Cicala/Weiler)** to follow the attorney's recommendation for shed enforcement for ID# 109830 as presented. Unanimously approved.
- c. **MOTION (Cicala/DeLarge)** to enforce ID# 91114 to remove trees planted in the common area behind his home. Unanimously approved.

XIX. Adjourn Open Session

Meeting adjourned at 6:39 P.M.

Next Board of Directors Meeting scheduled for July 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.