

Continental Ranch Community Association
Board of Directors Meeting
July 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, 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. Three 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 5:57 PM

III. Guests: None Scheduled

IV. President's Message:

No message given.

V. Adopt the Agenda: MOTION (Cicala/DeLarge) to adopt the July 21, 2026, Board Meeting Agenda as amended. Unanimously approved.

VI. Consent Agenda: The following committee meeting minutes were received: June 3, 2026, Covenants; June 4, 2026, ARC; June 17, 2026, Nominating, June 18, 2026, ARC; June 24, 2026, Nominating. **MOTION (Cicala/DeLarge)** to accept the consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes: MOTION (Weiler/Cicala) to approve the June 16, 2026, Board Meeting Minutes as presented. Unanimously approved. **MOTION (Weiler/Cicala)** to approve the June 16, 2026, Executive Board Meeting Minutes as presented. Unanimously approved

VIII. Homeowner Forum: Homeowner on Mission Valley received a letter regarding trash cans. Discussion ensued. **MOTION (Cicala/Bracken)** to hold enforcement until the next Covenants Meeting and place item on the agenda for review. Unanimously approved. Homeowner on Mission View advised he also received a letter regarding unsightly items on the side of his home and wanted to let us know that he obtained a storage unit and the items will be removed from the side of the home within the next week. **MOTION (Cicala/Bracken)** to hold enforcement for one week and contact the office once removed to submit a waiver request for the fine. Unanimously approved.

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:

- a. The Landscape Committee recommends that the Board approve **MOTION (Cicala/DeLarge)** the proposal from Brijer Resources to trim the trees along the South common area at the Community Center that are overhanging several Sierra Pointe rear yards facing the Community Center NTE \$600.00. Unanimously approved.

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- b. The Landscape Committee recommends that the Board approve **MOTION (Cicala/DeLarge)** the ballot notice and letter for the proposed Dog Park prepared by Goodman Law with the final verbiage letter and format being presented at the August meeting NTE: \$650.00 Unanimously approved.

XII. Covenants Committee:

- a. **ID #17755, ID #85527, ID #108515, ID #121748, ID #108387, ID #120856 (Duty of Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. **ID #109358 (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 \$75 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 \$75 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 #104188, ID #20796 (ARC)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- h. **ID #109830 (ARC)** - recommendation of letter from attorney be sent with \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- i. **ID #120045 (Trailer)** - recommendation of letter from attorney be sent with \$75 weekly fine & 30-day pool suspension until property is brought into compliance.
- j. **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 except for ID# 114687, 20796, 24225 and 121748 as those items have been cured. Unanimously approved.

XIII. Old Business:

- a. **Silver Moon Incorporation Request** – Discussion ensued, additional information requested to include a quote from AAA with a ride along, on the potential costs to maintain the area, a reserve study copy, the last two years of financials, contract end date and when the CRCA Board needs to make their decision by, and to ask them to join the next Board Meeting to make their presentation.

XIV. New Business:

- a. **Ballot Bliss Online Voting - Motion (Fisher/Cicala)** to approve using Ballot Bliss for the 2026 voting process NTE: \$2900.00 plus the cost of the postage for the initial one page letter sent via USPS. Unanimously approved.

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XV. Manager Report:

Ms. Wuollet reported that HOA Reliable Services continues to provide daily operational support to the Association, and attend committee meetings as scheduled. VMS Online remains operational, with management continuing to address system issues as they arise, while financial reports are being finalized. During June, 24 property transfers were completed within CRCA, 13 within Sunflower, and none within Sierra Pointe. The Landscape Committee reported that the Dog Park Committee received an estimated annual maintenance quote of \$5,400 and requested a revised proposal for confirmation, as well as legal assistance from Goodman Law to prepare a compliant membership ballot. Turf at Windmill Park continues its seasonal transition to Bermuda grass, and community trees remain in good condition. Management also reported that the July/August newsletter was distributed, the Windmill Park pool drainage project is underway with minimal vegetation impacts anticipated, ant treatment at Finfrock Park was scheduled for July 20, and two ramada lights require replacement due to water intrusion. Pool monitor maintenance procedures have been adjusted to prevent spraying near the ramada light fixtures. Additionally, tree trimming was recommended for common area trees encroaching into Sierra Pointe rear yards. Sierra Pointe continues its transition from developer control, Sunflower is evaluating perimeter wall repairs and obtaining proposals, and the Sunflower ownership list has been requested to facilitate distribution of annual meeting materials. Finally, management reported that the pool spa jet issue was traced to inconsistent electrical voltage, and a Buck Booster Transformer was installed by Taylor Electric on July 15, 2026, to stabilize power to the jet pump. The system will continue to be monitored.

XVI. Recess to Executive Session: MOTION (Weiler/Cicala) to recess to executive session made at 6:48 PM. Unanimously approved.

XVII.Reconvene to Open Session: MOTION (Weiler/Cicala) to reconvene to open session made at 6:56 PM. Unanimously approved.

XVIII.Executive Session Motions:

- a. **MOTION (Cicala/Bracken)** to follow the attorney's recommendation of enforcement of covenants violation for ID# 23033 as recommended by the attorney. Unanimously approved.
- b. **MOTION (Cicala/ Bracken)** to follow the attorney's recommendation of enforcement of covenants violation for ID# 83033 as recommended by the attorney. Unanimously approved.
- c. **MOTION (Cicala/ Bracken)** to follow the attorney's recommendation of enforcement of covenants violation for ID# 20571 as recommended by the attorney. Unanimously approved.

XIX. Adjourn Open Session

Meeting adjourned at 6:57 P.M.

Next Board of Directors Meeting scheduled for August 18, 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.