

Continental Ranch Community Association
Board of Directors Meeting
August 18, 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. Clement DeLarge, Director at Large; Mr. Jeff Williams, Director at Large. Directors Excused: Mr. Tim Weiler, Secretary. Also present: Ms. Lori Wuollet, Community Manager and Mr. JJ Velarde, Assistant Manager. fourteen 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 (Cicala/DeLarge) to adopt the August 18, 2026, Board Meeting Agenda as amended. Unanimously approved.

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

VII. Approval of Board Meeting Minutes: MOTION (Cicala/Bracken) to approve the July 21, 2026, Board Meeting Minutes as presented. Unanimously approved. **MOTION (Cicala/DeLarge)** to approve the July 21, 2026, Executive Board Meeting Minutes as presented. Unanimously approved

VIII. Homeowner Forum: Several homeowners that were present came to express their interest in keeping the Windmill Park pool open year-round. Discussion ensued and the Board will investigate their request to see if it is fiscally responsible to have one pool open all year long. Another homeowner asked about political signs in yards. The Board advised it is per statute and the Design Guidelines. **MOTION (Fisher/DeLarge)** to ask Clint if there are restrictions on the total number of signs in a yard. Unanimously approved. A homeowner asked for a 30-day extension on keeping their trailer parked at their residence due to a remodel of their backyard. **MOTION (Cicala/DeLarge)** to allow an extension until the next meeting to remove the trailer. Unanimously approved. Another homeowner asked if they could waive the fine on their account for having a trailer parked on the property. The Board advised that the fine was not assessed to the account yet and as long as they remove the trailer by next week, they should be fine.

IX. Finance: Balance Sheet Report for July 31, 2026: Operating Cash \$794,648.76; Total Cash Reserve \$1,744,972.28; Accounts Receivable \$186,336.34; Other Assets \$190,669.57; Pre-Paid Income Tax \$352.00; Pre-Paid Insurance \$2,600.00; Total Assets \$3,171,885.38

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X. Architectural Committee:

- a. The Architectural Committee recommends that the Board approve a change to the design guidelines, page 15, item "Lighting" as follows:

All outside hard-wired lighting shall meet the current Town of Marana codes and will require a town building permit prior to seeking the required ARC approval.

Permanent Decorative Lighting: Lights and cables shall be concealed from view under the eaves. Any visible cables shall be painted to match the home. Lights and cables shall be flush with the eaves, not hanging.

Discussion ensued. **MOTION (DeLarge/Jeff)** to approve the change to the design guidelines, page 15, item Lighting as presented. Motion passes 4-2 (Cicala/Fisher)

- b. The Architectural Committee recommends that the Board approve an addition to the design guidelines, page 18, item "Trash Can Enclosure" as follows:

Enclosure must be constructed with concrete, masonry, or concrete blocks and painted to match the house. Enclosure shall be "L" shaped to conceal completely from neighboring properties.

Discussion ensued. **MOTION (DeLarge/Cicala)** to approve the addition to the design guidelines, page 18, item Trash Can Enclosure as presented. Further discussion ensued and motion withdrawn. **MOTION (Cicala/DeLarge)** to send this item back to ARC for clarification. Unanimously approved.

XI. Landscape Committee:

- a. The Landscape Committee recommends that the Board **MOTION (Cicala/DeLarge)** approve the proposal from Brijer Resources to remove with stump grinding, the dead Oak tree at the Silverbell Monument. NTE: \$800.00. Unanimously approved.
- b. The Landscape Committee recommends that the Board approve **MOTION (Cicala/DeLarge)** the final ballot notice and letter for the proposed Dog Park prepared by Goodman Law. Unanimously approved.
- c. The Landscape Committee recommends that the Board approve **MOTION (Cicala/DeLarge)** the 2026-2027 Landscape Committee Budget as presented. Unanimously approved.
- d. The Landscape Committee recommends that the Board approve **MOTION (DeLarge/Cicala)** the appointment of Laura Dawes to the Landscape Committee. Unanimously approved.

XII. Slate of Candidates: The Board will meet August 28, 2026 at 5:00 PM to certify the slate.

XIII. Election Committee: **MOTION (Cicala/DeLarge)** to appoint Alexis Stern, Steve Koerner, Florence Irving, Betsy Boorse and Dianne Kerns to the election committee. Unanimously approved.

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XIV. Covenants Committee:

- a. **ID #85527, ID #108515, ID #120856, ID #98440 (Duty of Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. **ID #109358, ID #17755 (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 \$50 weekly 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 #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 #122630, ID #19237, ID #120652 (Trailer)** - recommendation of \$75 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.
- k. **ID #20434 (Trash Cans)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- l. **ID #109714 (Unsightly Materials)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.

MOTION (Williams/Cicala) to approve all covenants violations fines, suspensions and extensions as recommended by the Covenants Committee except for ID# 17755, 109704, 19237, 23033 and 108515 as those items have been cured. Unanimously approved.

XV. Old Business: None

XVI. New Business:

- a. **2026-2027 Annual Budget - MOTION (Cicala/DeLarge)** to approve the 2026-2027 Annual Budget as presented. Unanimously approved.
- b. **Little League Field Use Application – MOTION (DeLarge/Cicala)** to approve the Little League field use application as presented. Unanimously approved.

XVII. Management Report:

- a. Ms. Wuollet provided the management report to the Board and audience.

XVIII. Recess to Executive Session: MOTION (Bracken/Cicala) to recess to executive session made at 7:02 PM. Unanimously approved.

XIX. Reconvene to Open Session: MOTION (Bracken/Cicala) to reconvene to open session made at 7:24 PM. Unanimously approved.

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XX. Executive Session Motions:

- a. **MOTION (Williams/Cicala)** to follow the attorney's recommendation of enforcement of covenants violation for ID# 106720 as recommended by the attorney. Unanimously approved.
- b. **MOTION (Williams/Cicala)** to follow the attorney's recommendation of enforcement of covenants violation for ID# 120045 as recommended by the attorney. Unanimously approved.
- c. **MOTION (Williams/Cicala)** to follow the attorney's recommendation of account write off for ID# 35517 as recommended by the attorney. Unanimously approved.
- d. **MOTION (Williams/Cicala)** to follow the attorney's recommendation of account write off for ID# 120047 as recommended by the attorney. Unanimously approved.
- e. **MOTION (Cicala/Fisher)** to waive any fines on ID# 108387 related to the placement of their trash cans on the side of the home if the homeowner conceals the trash cans behind the HVAC wall. Unanimously approved.

XXI. Adjourn Open Session

Meeting adjourned at 7:27 P.M.

Next Board of Directors Meeting scheduled for September 15, 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.