

Continental Ranch Community Association
Board of Directors Meeting
September 15, 2026, at 6:00 P.M.
MEETING MINUTES

I. Roll Call/Quorum:

Directors present: Mr. Bill Cicala, 1st Vice-President; Ms. Connie DeLarge, 2nd Vice-President; Mr. Tim Weiler, Secretary; Mr. Clement DeLarge, Director at Large; Mr. Jeff Williams, Director at Large. Directors Excused: Ms. Peggy Bracken, President; Mr. Fred Fisher, Treasurer. Also present: Mr. JJ Velarde, Assistant Manager and Ms. Briana Hebert, Office Assistant. Eleven members of the audience were in attendance.

II. Call to Order:

Mr. Bill Cicala, 1st Vice President, called the meeting of the Board of Directors to order at 6:00 PM

III. Guests: Raul Bueno – Alzheimer's Association gave presentation on services provided and asked for help from Board of Directors with marketing efforts. The Board thanked Raul.

IV. President's Message:

No message given.

V. Adopt the Agenda: MOTION (Williams/DeLarge) to adopt the September 15, 2026, Board Meeting Agenda as amended. Unanimously approved.

VI. Consent Agenda: The following committee meeting minutes were received: August 3, 2026, Landscape; August 5, 2026, Covenants; August 6, 2026, ARC; August 20, 2026, ARC. **MOTION (Williams/DeLarge)** to accept the consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes: MOTION (Williams/DeLarge) to approve the August 18, 2026, Board Meeting Minutes as presented. Unanimously approved. **MOTION (Williams/DeLarge)** to approve the August 18, 2026, Executive Board Meeting Minutes as presented. Unanimously approved

VIII. Homeowner Forum: Homeowner on Summer Sky received letter regarding fascia needing to be painted and requested an extension. Discussion ensued. **MOTION (Williams/DeLarge)** to give an extension to give management an update regarding project start date by 10.20.2026. Unanimously approved. Homeowner at Sonoran Vista neighborhood received letter regarding trash cans being out on days other than Monday/Thursday. She added that the whole subdivision gets their recycling cans picked up on Tuesdays. Discussion ensued. Mr. Bill Cicala told management to contact Waste Management and ask them to move date to Mondays/Thursdays to be in compliance with the Association. Homeowner at Sierra Pointe discussed the removal of landscape lighting at the Sierra Pointe monument. Management advised that the lights were installed by a homeowner and never received permission from the Association to install them. Discussion ensued. Mr. Bill Cicala asked for time to look into this and would discuss it at next meeting. Homeowner at Sierra Pointe expressed his dissatisfaction with the management company that was trying to obtain their account to manage the sub association. Discussion ensued. Homeowner on Summer Sky expressed his feelings regarding a recent email that was sent via the association email blast regarding the potential dog park. He stated that it felt like the association was promoting this rather than remaining neutral. Discussion ensued. The Board thanked him for this statement and would take it into consideration.

Continental Ranch Community Association
Board of Directors Meeting
September 15, 2026, at 6:00 P.M.
MEETING MINUTES

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

X. Architectural Committee:

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

"String lights and poles shall not exceed 10 feet in height"

Discussion ensued. **MOTION (DeLarge/DeLarge)** to approve the change to the design guidelines, page 15, item Lighting as presented. Unanimously approved.

- 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/DeLarge)** to approve the addition to the design guidelines, page 18, item Trash Can Enclosure as presented. Unanimously approved.

XI. Landscape Committee: None

XII. Covenants Committee:

Covenants Policy: The Covenants Committee recommends to the Board a change to the Covenants Policy, Section G #3: RV's, Trailers, and Boats: Changing the fine amount from \$75.00 per week to \$200.00 per week. Discussion ensued. **MOTION (Williams/Weiler)** Unanimously approved.

- a. ID #98440, ID #105520, ID #31369, ID #18489, ID #108514, ID #83352, ID #119231, ID #20697, ID #119814, ID #42869, ID #101722, ID #18489, ID #21207, ID #24225, ID #122646, ID #83352 (Duty of Maintenance) - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. ID #122931 (Duty of Maintenance) - recommendation for a 45 day hold on enforcement to give new owner time to make repairs.
- c. ID #85527 (Duty of Maintenance) - recommendation \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- d. ID #109358 (Duty of Maintenance) - recommendation of \$75 monthly fine & 30-day pool suspension until property is brought into compliance.
- e. ID #20571, ID #83033, ID #17945, ID #106720 (Duty of Maintenance) - recommendation of \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- f. ID #18020, ID #54638, ID #20612 (Inoperable Vehicle)- recommendation \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- g. ID #109830 (ARC) - recommendation of \$100 weekly fine & 30-day pool suspension until property is brought into compliance.

Continental Ranch Community Association
Board of Directors Meeting
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- h. ID #120045, ID #120652, ID #19685 (Trailer) - recommendation of \$75 weekly fine & 30-day pool suspension until property is brought into compliance.
- i. ID #117432, ID #108859, ID #44085, ID #19507, ID #70449 (Landscape Maintenance) - recommendation of \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- j. ID #20160, ID #109358 (Landscape Parking)- recommendation \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- k. ID #20608 (Trash Cans) - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- l. ID #21114, ID #18068, ID #27106, ID #20608, ID #20434 (Unsightly Materials) - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- m. ID #19780, ID #121913, ID #119232 (ARC) - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.

MOTION (Williams/Weiler) to approve all covenants violations fines, suspensions and extensions as recommended by the Covenants Committee except for list of accounts presented at the meeting as those items have been cured. Unanimously approved.

XIII. Old Business: None

XIV. New Business:

- a. **CDAR Maturing - MOTION (Weiler/DeLarge)** to approve the roll-over of the Jumbo-CDAR with Alliance Bank with a current rate of 3.58% APY, 12-month term to a new rate of 3.4% APY for a 12-month term as presented. Unanimously approved.

XV. Management Report:

- a. Mr. Velarde provided the management report to the Board and audience.

XVI. Recess to Executive Session: MOTION (DeLarge/Weiler) to recess to executive session made at 7:41 PM. Unanimously approved.

XVII. Reconvene to Open Session: MOTION (Weiler/Cicala) to reconvene to open session made at 7:50 PM. Unanimously approved.

XVIII. Executive Session Motions:

- a. **MOTION (Williams/Weiler)** not to waive fines for ID #109830. Unanimously approved.
- b. **MOTION (DeLarge/DeLarge)** not to allow a height variance to the same height as the home for the year yard string lighting and poles for ID #120653. Unanimously approved.
- c. **MOTION (Cicala/Weiler)** to disregard attorney guidance regarding political sign maximum square foot allowance. Unanimously approved.

XIX. MOTION (Cicala/DeLarge) to replace front office computers (Office Assistant and Compliance) and to revisit the replacement of the Finance computer. Unanimously approved.

XX. Adjourn Open Session

Meeting adjourned at 7:57 P.M.

Continental Ranch Community Association
Board of Directors Meeting
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MEETING MINUTES

Next Board of Directors Meeting scheduled for October 20, 2026, at 6:00 P.M. at the Community Center.

Tim Weiler, Secretary

Minutes submitted by JJ Velarde, Assistant Manager, as approved by the Board of Directors.