

Continental Ranch Community Association
Board of Directors Meeting
October 20, 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. Tim Weiler, Secretary; Mr. Fred Fisher, Treasurer; Mr. Clement DeLarge, Director at Large; Mr. Jeff Williams, Director at Large. Also present: Ms. Lori Wuollet, Community Manager; Mr. JJ Velarde, Assistant Manager. Four 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.

IV. President's Message:

No message given.

V. Adopt the Agenda: MOTION (Weiler/DeLarge) to adopt the October 20, 2026, Board Meeting Agenda as amended. Unanimously approved.

VI. Consent Agenda: The following committee meeting minutes were received: September 2, 2026, Covenants; September 3, 2026, ARC; September 14, 2026, Landscape; September 17, 2026, ARC. **MOTION (Williams/DeLarge)** to accept the consent agenda. Unanimously approved.

VII. Approval of Board Meeting Minutes: MOTION (Weiler/DeLarge) to approve the September 18, 2026, Board Meeting Minutes as presented. Unanimously approved. **MOTION (Williams/DeLarge)** to approve the September 15, 2026, Executive Board Meeting Minutes as presented. Unanimously approved

VIII. Homeowner Forum: None.

IX. Finance: Balance Sheet Report for September 30, 2026: Operating Cash \$571,379.08; Total Cash Reserve \$1,812,151.18; Accounts Receivable \$187,608.27; Other Assets \$190,669.57; Pre-Paid Income Tax \$352.00; Pre-Paid Insurance \$2,600.00; Total Assets \$3,017,066.53

b. HOA Reliable Services Contract: MOTION (Fisher/DeLarge) to approve the 2026-2027 FY HOA Reliable Services Contract as presented. Unanimously approved.

X. Architectural Committee:

- a. The Architectural Committee recommends that the Board approve the Decorative fence ARC submission for ID #19780: **MOTION (DeLarge/DeLarge)** discussion ensued. Fisher and Cicala opposed. Motion passed.
- b. The Architectural Committee recommends that the Board approve the water pump front yard décor ARC submission for ID #119820: **MOTION (DeLarge/Williams)** discussion ensued. Cicala opposed. Motion passed.

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XI. Landscape Committee:

- a. The Landscape Committee recommends that the Board approve allowing the grass areas in CRCA to go dormant for the winter season as presented. **MOTION (DeLarge/Cicala)** Unanimously approved.
- b. The Landscape Committee recommends that the Board approve the proposal from AAA Landscape to replace the Silverbell Irrigation Valves under reserve comp# 1013 A/B NTE: \$7,979.32 for Reserve Comp # A and NTE: \$5,309.28 for Reserve Comp #B as submitted. **MOTION (Cicala/DeLarge)** Unanimously approved.
- c. The Landscape Committee recommends that the Board approve the proposal from AAA Landscape to replenish the DG in entry ways (13 areas with 125 tons of rock) under Reserve Comp #1040 NTE: \$21,241.00 as submitted. **MOTION (DeLarge/Cicala)** Unanimously approved.

XII. Covenants Committee:

Covenants Policy: The Covenants Committee recommends to the Board appoint Don Miller as Covenants Committee Chairperson. **MOTION (Bracken/DeLarge)** Unanimously approved.

- a. **ID #105520, ID #31369, ID #108514, ID #83352, ID #42869, ID #101722, ID #21207, ID #24225, ID #83352, ID #102964, ID #19682 (Duty of Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- b. **ID #98440 (Duty of Maintenance)** - recommendation \$50 monthly fine & 30-day pool suspension until property is brought into compliance.
- c. **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.
- d. **ID #18020, ID #54638, ID #20612 (Inoperable Vehicle)** - recommendation \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- e. **ID #109830 (ARC)** - recommendation of \$100 weekly fine & 30-day pool suspension until property is brought into compliance.
- f. **ID #120045, ID #120652 (Trailer)** - recommendation of \$75 weekly fine & 30-day pool suspension until property is brought into compliance.
- g. **ID #67065, ID #20943, ID #70449 (Landscape Maintenance)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- h. **ID #21114, ID #18068, ID #109916 (Unsightly Materials)** - recommendation of \$25 monthly fine & 30-day pool suspension until property is brought into compliance.
- i. **ID #85527 (Unsightly Materials)** - recommendation of \$50 monthly fine & 30-day pool suspension until property is brought into compliance

MOTION (Bracken/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

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XIV. New Business:

- a. **Resolution for proposed change of use: MOTION (Cicala/DeLarge)** to approve the Resolution of the Board for the “Proposed Change of Use of a Specified Portion of Parcel 25 Park to Dog Park” as prepared by Goodman Law. Unanimously approved.
- b. **Alzheimer’s Association Education Program MOTION (Cicala/Weiler)** to approve the request from the Alzheimer’s Association Education Program to use the Community Center for one (1) hour at zero cost for a presentation and use email blast service to notify residents of the meeting. Unanimously approved.
- c. **Termite Warranty MOTION (DeLarge/Weiler)** to approve the termite treatment warranty from Southwest Pest Solutions NTE \$400/year as presented. Unanimously approved.

XV. Management Report:

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

XVI. Recess to Executive Session: MOTION (Cicala/Weiler) to recess to executive session made at 6:32 PM. Unanimously approved.

XVII. Reconvene to Open Session: MOTION (Cicala/Weiler) to reconvene to open session made at 6:39 PM. Unanimously approved.

XVIII. Executive Session Motions:

- a. **MOTION (Cicala/Weiler)** to waive the violation fine of \$25.00 for ID #104188. Unanimously approved.
- b. **MOTION (Cicala/Weiler)** to allow roof tile color variance for ID #20915 as presented. Unanimously approved.

XIX. Adjourn Open Session

Meeting adjourned at 6:48 P.M.

Next Board of Directors Meeting scheduled for November 17, 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.