Continental Ranch Community Association

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Landscape Committee Meeting – September 14, 2026

Minutes

I. Call to Order 5:58 P.M. at the Windmill Park Office

II. Roll Call:

Present:	**Patrick Chamblee**
	Doug Childress (Chairperson)
	Bill Cicala
	Laura Dawes
	Clement DeLarge (Board Liaison)
	Alexis Stern
	Lori Wuollet (Mgmt. Representative)
Excused:	**Patti Gloy**
	Larry Lemieux

III. Approval of September 14, 2026 Meeting Agenda approved by motion **(Cicala/Stern)**.

IV. Approval of August 03, 2026 Meeting Minutes approved by motion **(Dawes/Cicala)**.

V. Guests:

A. AAA Landscape: Mr. Valencia, Account Manager for CRCA's landscape maintenance contractor, was in attendance and provided an update on current landscaping efforts throughout the community. The landscape crew is following the established cycle map and addressing individual homeowner complaints, with the current focus being storm damage. Mr. Valencia advised that AAA can remove a downed tree; however, if the root ball is too large for the onsite crew to handle, AAA's tree division would need to be brought in to complete the removal. AAA is also requesting a proposal for the area near Twin Peaks and Pam Canyon, which has required multiple repairs to the irrigation line. The proposal would include replacing the existing line with PVC. Two backflows at Windmill Park that were stolen are scheduled to be installed beginning Wednesday. A third backflow, located at a pocket park, will be installed after the Windmill Park backflows are completed. AAA has also hired a new employee, Paul, who specializes specifically in turf. He will be reviewing CRCA's turf areas soon and making recommendations regarding turf maintenance.

B. Paul/Michelle Hohnson – Mesquite Tree Request – Not present **MOTION (Childress/Cicala)** to deny the request for tree removal. Unanimously denied.

VI. ADHOC Dog Committee report: Ms. Gloy was excused from the meeting and no report was provided.

VII. Management Report: AAA Landscape reports are received each Tuesday and forwarded to the Committee. Recent work included removal of a large toppled Saguaro on Twin Peaks, replacement of damaged wiring at Rivers Edge, repair of a large leak at

Finfrock and Silverbell, and replacement of a battery-operated timer at Twin Peaks and Coachline. The Silverbell Valve and DG refresh bids are included in the packet for Committee review. The Silverbell Monument Oak was removed by Brijer, and AAA has been asked to inspect the remaining trees at the monument due to concerns about their condition. The Committee also discussed allowing the turf to go dormant during the winter to promote better turf health next year, potentially keeping all grass dormant throughout the winter season. **MOTION (Cicala/Dawes)** to allow all parks to go dormant for the winter season pending on the opinion of new turf expert Paul from AAA. Unanimously approved. Two irrigation backflows at Windmill Park behind the pool were stolen, and AAA is currently replacing them under emergency approval. The Committee will need to consider whether locked cages should be installed around all backflows to prevent future theft. Finally, the Committee will need to decide whether to plant snapdragons in the flowerbeds for the winter season. **MOTION (Cicala/Childress)** to install snapdragons in the flowerbeds for the winter season. Unanimously approved.

VIII. Year to Date Budget Review: the year-to-date budget was included in the packet for review.

IX. Board Actions:

- **A.** The Board approved the Landscape Committee recommendation to remove with stump grinding, the dead Oak tree at the Silverbell Monument. NTE: $800.00.
- **B.** The Board approved the Landscape Committee recommendation to send the final ballot notice and letter for the proposed Dog Park prepared by Goodman Law.
- **C.** The Board approved the Landscape Committee's 2026-2027 Budget as presented.
- **D.** The Board approved the Landscape Committee recommendation to appoint Laura Dawes to the Landscape Committee.

X. Unfinished Business:

- **A.** Silverbell Valve Replacement – Reserve Comp# 1013 A/B. **MOTION (Childress/Cicala)** to approve the bids from AAA Landscape to replace the Silverbell Irrigation Valves for Reserve Comp# 1013 A, NTE: $ 7,979.32 and Reserve Comp# 1013 B, NTE: $5,309.28. Unanimously approved.
- **B.** DG Refresh – Reserve Comp# 1040 MOTION (Cicala/Childress) to approve Phase 1 (13 areas with 125 Tons of rock) of the DG refresh bid received from AAA Landscape NTE: $21,241.00.

XI. New Business:

- **A.** AAA Landscape – Backflow Replacement – Windmill Park - Discussion – AAA to get quotes for cages on all backflows

XII. Next meeting date: <u>October 05, 2026,</u> at 6:00 P.M. at the Windmill Park Office.

XIII. Meeting adjourned at 6:55 PM.