

Continental Ranch Community Association

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Minutes of the Board Meeting, Wednesday, November 17, 2004

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted the regularly scheduled Board Meeting on Wednesday, November 17, 2004, at 7:00PM. In attendance were Larry Schoof, Bruce Candland, Russell Clanagan, Sharon Dvorkin-Solotky, Jan Mann, Sandy Shkolnick and Nicole Glasner. Representing Platinum Management were Trish Ledbetter, Association Manager and Brenda Alvarez, Assistant Association Manager. Homeowners in attendance were: See sign-in sheet.

I Call to Order/Verify Quorum

President Schoof called the November 17, 2004 CRCA Board Meeting to order at 7:00 PM. A quorum to conduct an official meeting existed.

II Approval of the Minutes

The October 24, 2004 Board Meeting minutes were reviewed.

Action: A motion was made, seconded, and unanimously passed to approve the October 24, 2004 Board Meeting minutes as amended. (Mann/ Glasner)

III Reports

A. President's Report

Mr. Schoof welcomed the new members to the Board.

B. Finance Committee

1. The November 10, 2004 minutes were reviewed with no comment.

2. The October 2004 financials were reviewed with no comment.

3. **Action:** A motion was made, seconded, and unanimously passed to open an account at US Bank as a reserve account. (Mann/ Shkolnick)

4. **Action:** A motion was made, seconded and unanimously passed to write off \$727.67 in bad debt due to Foreclosure. (Dvorkin-Solotky/ Candland)

5. **Action:** A motion was made, seconded and unanimously passed to appoint the following members to the Finance Committee for 2004-2005 fiscal year; Linda Grzesik, Gene Sirak, Jay Gerding, Gunter Haussler, Sandy Padilla, Carol Altmann, Nancy Hall, Lupe Chacon, Jim Susa. (Mann/ Candland)

C. Manager's Report

1. Board terms in relation to the resignation of Richard Purcella.

Larry Schoof, Bruce Candland, Russell Clanagan, Sharon Dvorkin-Solotky and Sandy Shkolnick will hold their seats until the Annual Meeting in 2005.

Jan Mann and Nicole Glasner will hold their seats until the Annual Meeting in 2006.

2. Two Committee Rule – Board requested additional information to be reviewed at the December meeting.

D. Pool Committee

1. The November 8, 2004 minutes were noted as reviewed with no comment.
2. **Action:** A motion was made, seconded and unanimously passed to allow the Pusch Ridge Swim Team to use the Windmill pool at a fee of \$10.00 per week with a Pool Use Agreement. (Candland/ Dvorkin-Solotky)
3. **Action:** A motion was made, seconded and unanimously passed to appoint the following members to the Finance Committee for 2004-2005 fiscal year; Debbie Budd, Tim Hancock, Cindy Franklin, Chris Espy, Tina Cloutier, Alice Matthies and Ed Altmann. (Dvorkin-Solotky/ Shkolnick)

E. Landscape Committee

1. No meeting held in November
2. **Action:** A motion was made, seconded and unanimously passed to appoint the following members to the Finance Committee for 2004-2005 fiscal year; Frank Brewster and Janet Kline. (Mann/ Glasner)

F. Covenants Committee

1. The November 16, 2004 minutes were noted as reviewed with no comment.
2. **Action:** A motion was made, seconded, and unanimously passed to approve all fine recommendations of the Covenants Committee. (Mann/Shkolnick)
3. **Action:** A motion was made, seconded and unanimously passed to appoint the following members to the Finance Committee for 2004-2005 fiscal year; Al Stark, Connie Gaddie, Connie DeLarge, Paul Taylor, Danielle Moore, Rick Hoover and Ellen Jacko. (Mann/ Glasner)

G. Architectural Review Committee

1. The November 3, 2004 minutes were noted as reviewed with no comment.
2. **Action:** A motion was made, seconded and unanimously passed to appoint the following members to the Finance Committee for 2004-2005 fiscal year; Lynn Panzica, Marc Minkin and Robert Dizon.

H. Activities/Publicity Committee

1. The November 1, 2004 minutes were noted as reviewed with no comment.
2. **Action:** A motion was made, seconded and unanimously passed to approve the creation of a Book Swap/Exchange. (Mann/ Dvorkin-Solotky)
3. **Action:** A motion was made, seconded and unanimously passed to approve to have a woman's pampering night. (Dvorkin-Solotky/ Glasner)
4. **Action:** A motion was made, seconded and unanimously passed to create a CRCA walking club. (Glasner/ Mann)
5. **Action:** A motion was made, seconded and unanimously passed to appoint the following members to the Finance Committee for 2004-2005 fiscal year; Sandy Padilla, Joel Allen, JoAnn Ross, Joan Triumph and Ron Mansfield.

I. Strategic Planning Committee

1. The November 11, 2004 minutes were noted as reviewed with no comment.

J. Facilities Committee

1. No meeting held in November

2. **ACTION:** A motion was made, seconded and unanimously passed to appoint the following members to the Finance Committee for 2004-2005 fiscal year; Tina Cloutier, Jane Morrison and Anna Kline.

IV New Business

A. Election Committee

ACTION: A motion was made, seconded and unanimously passed to continue the committee as an ADHOC group to work on the election procedures. (Clanagan/Dvorkin-Solotky)

V Future Meeting Schedule

A. January: Study Session: January 19, 2004 at 7:00 pm.
Board Meeting: January 25, 2004 at 7:00 pm.

VI Homeowner Forum

1. Management staff was thanked for all their efforts with the Fall Festival

VII Adjournment

The November 17, 2004 CRCA Board Meeting was adjourned at 8:00 PM.