

Continental Ranch Community Association

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Minutes of the Board Meeting, Wednesday, December 15, 2004

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted the regularly scheduled Board Meeting on Wednesday, December 15, 2004, at 7:00PM. In attendance were Larry Schoof, Bruce Candland, Sharon Dvorkin-Solotky, Jan Mann, Sandy Shkolnick and Nicole Glasner. Russell Clanagan was excused. 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 December 15, 2004 CRCA Board Meeting to order at 7:00 PM. A quorum to conduct an official meeting existed.

II Approval of the Minutes

The November 16, 2004 Board Meeting minutes were reviewed.

Action: A motion was made, seconded, and unanimously passed to approve the November 16, 2004 Board Meeting minutes as amended. (Mann/ Glasner)

III Appeals

- 1. 19/100 – Action:** A motion was made, seconded and unanimously passed to deny the request to waive all late fees and collection costs. (Mann/Shkolnick)
- 2. 12A072 – Action:** A motion was made, seconded and passed 5 to 1 to deny the request for a 1 month parking pass. (Mann/ Dvorkin-Solotky, Glasner opposed)
- 3. 10/169 – Action:** A motion was made, seconded and unanimously passed to deny the request for late fees to be waived. (Dvorkin-Solotky/ Mann)
- 4. 28/127 – Action:** A motion was made, seconded and unanimously passed to require 3 equal payment in December, January and February to bring the account up to date or it will be turned over to collections. (Mann/ Dvorkin-Solotky)

IV Reports

A. President's Report

No report was given.

B. Finance Committee

1. The December 8, 2004 minutes were reviewed with no comment.
2. The November 2004 financials were reviewed with no comment.
3. **Action:** A motion was made, seconded and unanimously passed to change the collection policy to allow accounts to be turned over to collections after the second assessment is late. (Mann/Glasner)
4. **ACTION:** A motion was made, seconded and unanimously passed to consolidate the collection efforts of the community to one agency and that being Sentinel Collection Agency. (Mann/Dvorkin-Solotky)
5. The Board tabled the request to approve the 2004 adjustment requested by the auditor until further information can be provided at the January meeting.

C. Manager's Report

1. **ACTION:** A motion was made, seconded and unanimously passed to accept the Town of Marana Contract regarding the land use for the parking lot adjacent to the Community Center. (Mann/ Glasner)
2. The Board tabled the discussion regarding Scooters and Bullet Bikes until the January meeting when additional information can be obtained.
3. **ACTION:** A motion was made, seconded and unanimously passed to change the office hours to not include being open 1 Saturday a month. (Shkolnick/Glasner)

D. Pool Committee

1. The December 13, 2004 minutes were noted as reviewed with no comment.
2. The Board regrettably accepted the resignation of Tina Cloutier.

E. Landscape Committee

1. The committee did not hold a regular meeting. A presentation was given by Groundskeeper regarding a centralized irrigation system. Information was provided to the Board to read.

F. Covenants Committee

1. The December 14, 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/ Dvorkin-Solotky)

G. Architectural Review Committee

1. The December 1, 2004 minutes were noted as reviewed with no comment.
2. **ACTION:** A motion was made, seconded and unanimously passed to appoint Lorrie Maness to the committee. (Glasner/ Mann)

H. Activities/Publicity Committee

1. The December 6, 2004 minutes were noted as reviewed with no comment.
2. **ACTION:** A motion was made, seconded and unanimously passed to ratify the approval of \$100.00 to the Adopt-a-Family program for the holidays.
3. **ACTION:** A motion was made, seconded and unanimously passed to approve the the following activities; Community Book Club, Concert in the Park, Sidewinders Baseball, Family Day Out and Community Farmers Market. (Mann/ Dvorkin-Solotky)
4. **ACTION:** A motion was made, seconded and unanimously passed to approve the Welcome Letter. (Shkolnick/ Mann)
5. **ACTION:** A motion was made, seconded and unanimously passed to approve requested changes to the Website at a cost of \$600.00. (Glasner/ Mann)

I. Strategic Planning Committee

1. The December 9, 2004 minutes will be reviewed in January.

J. Facilities Committee

1. The December minutes will be reviewed in January.

V Old Business

A. Two Committee Rule –no action was taken

VI Future Meeting Schedule

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

VII Homeowner Forum

Items discussed were; monument sign improvement, vegetation in the wash areas, drainage in the washes and weeds.

VIII One Last Thing

Santa Claus visited the meeting bring well earned rewards to members in the audience.

VIII Adjournment

The December 15, 2004 CRCA Board Meeting was adjourned at 8:35 PM.