

Continental Ranch Community Association

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Minutes of the Board Meeting Tuesday, January 25, 2005

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted the regularly scheduled Board Meeting on Wednesday, January 25, 2005, 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 Kathleen Longnecker, President, Trish Ledbetter, Association Manager and Shawn Glen, Assistant Association Manager. Homeowners in attendance were: See sign-in sheet.

I Call to Order/Verify Quorum

President Schoof called the January 25, 2005 CRCA Board Meeting to order at 7:00 PM. A quorum to conduct an official meeting existed.

II Approval of the Minutes

The December 15, 2004 Board Meeting minutes were reviewed.

Action: A motion was made, seconded, and unanimously passed to approve the December 15, 2005 Board Meeting minutes as written. (Mann/ Shkolnick)

III Appeals

- 1. 69/406 – Action:** A motion was made, seconded and passed 5 to 2 to approve the request to waive all late fees. (Dvorkin-Solotky/ Candland) (Clanagan/Mann opposed)
- 2. 4/142 – Action:** A motion was made, seconded and passed unanimously to approve the request to waive late fees. (Mann/ Dvorkin-Solotky)
- 3. 12/103 – Action:** A motion was made, seconded and failed to pass to approve the request for permission for utility trailer. (Candland/Dvorkin-Solotky)
- 4. 40/302 – Action:** A motion was made, seconded and unanimously passed to deny waiver of late fee. (Clanagan/Candland)
- 5. 26/307 – Action:** A motion was made, seconded and unanimously passed to deny waiver of trash can violation. (Clanagan/Candland). Suggestion was made to contact Waste Management regarding programs for the disabled.

IV Reports

A. President's Report

No report was given.

B. Finance Committee

1. The January 12, 2005 minutes were reviewed with no comment.
2. The December 2004 financials were reviewed with no comment.
3. The resignation of Sandy Padilla was acknowledged.

C. Manager's Report

1. **Parking lot update:** The land agreement contract has been signed. Waiting for confirmation from Jim Degrood.

2. **Phone system:** Quotes received. Addressed in Old Business
3. **Motor Scooters and Pocket bikes:** Addressed in New Business.
4. **New Resident Orientation:** Board decided no longer necessary due to lack of interest.
5. **Part time receptionist:** Addressed in New Business

D. Pool Committee

1. The January 10, 2005 minutes were noted as reviewed with no comment.
2. **Action:** A motion was made, seconded and unanimously passed to not heat the community center pools until April 1, 2005. (Candland/ Dvorkin-Solotky)
2. **Action:** A motion was made, seconded and unanimously passed to move forward with the proposed Pool Monitor scheduled suggested by the committee. (Candland/ Mann)

E. Landscape Committee

1. The January 4, 2005 minutes were noted as reviewed without comment.
2. **Action:** A motion was made, seconded and unanimously passed to appoint Bill Carden and Fred North to the committee. (Candland/ Clanagan)

F. Covenants Committee

1. The January 18, 2005 minutes were noted as reviewed with no comment.
2. **ACTION:** A motion was made, seconded and unanimously passed to accept the fine recommendations. (Mann/ Dvorkin-Solotky)

G. Architectural Review Committee

1. The January 5 and 19 minutes were noted as reviewed with no comment.

H. Activities/Publicity Committee

1. The January 10, 2005 minutes were noted as reviewed with no comment.

I. Strategic Planning Committee

1. The January 13, 2005 minutes were noted as reviewed with no comment.

J. Facilities Committee

1. The January 17, 2005 minutes were noted as reviewed with no comment.

H. Election Committee (ADHOC)

1. The January 13, 2005 minutes were noted as reviewed with no comment.

V Old Business

- A. ACTION:** A motion was made, seconded and unanimously passed to ratify the Medical Parking Pass Protocol. (Mann/Glasner)
- B. ACTION:** A motion was made, seconded and passed 6 to 1 to approve the bid for the new phone system. (Candland opposed)
- C. ACTION:** A motion was made, seconded and unanimously passed to approve the Centralized Irrigation Project. (Candland/Mann)
- D. ACTION:** A motion was made, seconded and unanimously passed to approve to uphold the Two Committee Rule. (Dvorkin-Solotky/Shkolnick)

VI New Business

- A. ACTION:** A motion was made, seconded and passed 6 to 1 to delegate the Motor

Scooter and Pocket Bike issue to the Strategic Planning Committee for review.
(Clanagan/Glasner) (Candland opposed)

- B. ACTION:** A motion was made and unanimously passed to amend the Platinum Contract to allow for the hiring of a part-time receptionist. (Clanagan/Mann)

VII Future Meeting Schedule

- A.** February: Study Session: Board has decided study sessions will be held as warranted.
Board Meeting: February 22 at 7:00 pm.

VIII Homeowner Forum

Items discussed were; motor scooter and pocket rocket regulation, I.D. badge for covenants, covenants are too picky, too strict, age restrictions for spa use, newsletter article regarding spa use.

VIII One Last Thing

Super bowl quiz given to Tina Cloutier who very easily won the grand prize.

X Adjournment

The January 25, 2005 CRCA Board Meeting was adjourned at 8:45 PM.