

Continental Ranch Community Association

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Minutes of the Board Meeting Tuesday, February 22, 2005

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted the regularly scheduled Board Meeting on Tuesday, February 22, 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 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 February 22, 2005 CRCA Board Meeting to order at 7:00 PM. A quorum to conduct an official meeting existed.

II Approval of the Minutes

The January 25, 2004 Board Meeting minutes were reviewed.

Action: A motion was made, seconded, and unanimously passed to approve the January 25, 2005 Board Meeting minutes as written. (Mann/ Clanagan)

III Appeals

1. **7/008 – Action:** A motion was made, seconded and passed unanimously to approve the waiving of late fees and fines related to weed violations.(Mann/Glasner).

IV Reports

A. President's Report

No report was given.

B. Finance Committee

1. The February 9, 2005 minutes were reviewed with no comment.
2. The January 2005 financials were reviewed with no comment.
3. The Board Thanked Sandy Padilla for being on the committee.
4. **Action:** A motion was made, seconded and unanimously passed to close the Washington Federal Savings account (Mann/Dvorkin-Solotky).
5. **Action:** A motion was made, seconded and unanimously passed to Renew Washington Federal CD for 6 months (Glasner/Mann).
6. **Action:** A motion was made, seconded and unanimously passed to repay the Reserve monies from the US Bank Reserves (Mann/Shkolnick).
7. **Action:** A motion was made, seconded and unanimously passed to accept the CPA Audit of 10/31/04 (Mann/Shkolnick).
8. **Action:** A motion was made, seconded and unanimously passed to retain the same CPA firm for next year \$3,300.00- **Approved** (Dvorkin-Solotky/Clanagan).
9. **Action:** A motion was made, seconded and unanimously passed to accept Association Reserve bid to update the study \$1,000-**Approved** (Mann/Shkolnick).

C. Manager's Report

1. **Parcel 39 construction trailer:** Builder to use parcel 38 electrical pedestal and pay on the electric bills associated with that pedestal. This includes the associations use.
2. **Pool Monitors Hired:** Pool monitors will be working Rodeo weekend. They will be working Fri., Sat. and Sun. of the first week in March as well as all of Spring Break, March 21-25th.
3. **Landscaping:** Weeds in the common areas are an issue that Management is dealing with, Groundskeeper has been contacted daily on this issue, Management has requested a written plan of action from them to get the association back on track. The Board will receive this once received from Groundskeeper.

D. Pool Committee

1. The February 14, 2005 minutes were noted as reviewed with no comment.
2. **Action:** A motion was made, seconded and unanimously passed to accept the Pool Use Agreement with Continental Ranch Swim Team on the condition a letter is received by Tom regarding occupancy during swim meets is okay. (Mann/Shkolnick)
3. **Action:** Accepted the resignation of Chris Espy.

E. Landscape Committee

1. February 1, 2005 Minutes-no quorum.
2. **Action:** Accept Frank Brewster resignation.

F. Covenants Committee

1. The February 15, 2005 minutes were noted as reviewed with no comment.
2. **Action:** A motion was made, seconded and unanimously passed to uphold the \$50 fine and plant removal for 16/052. (Mann/Glasner)
3. **Action:** A motion was made, seconded and passed 4 to 3 to reject the request of 25a/003 to waive fines. (Glasner, Shkolnick, & Mann opposed)

G. Architectural Review Committee

1. The February 2 minutes were noted as reviewed with no comment.
2. The February 16 minutes-no quorum
3. **Action:** A motion was made, seconded and unanimously passed to appoint Mel Rivers to the committee. (Shkolnick/ Glasner)

H. Activities/Publicity Committee

1. The February 7, 2005 minutes were noted as reviewed with no comment.
2. **Action:** A motion was made, seconded and unanimously passed to approve the Spring Festival as an Association event. (Glasner/Mann)

I. Strategic Planning Committee

1. The February 10, 2005 minutes were noted as reviewed with no comment.
2. **Action:** A motion was made seconded and unanimously passed to approve the recommendation of a Property Use Study and allocated funds of \$1,000. (Schoof/Dvorkin-Solotky)

J. Facilities Committee

1. The February 21, 2005 minutes were noted as reviewed with no comment.

H. Election Committee (ADHOC)

1. The January 27, 2005 minutes were noted as reviewed with no comment.

2. The February 10, 2005 minutes were noted as reviewed with no comment.

V Old Business

VI New Business

A. Action: A motion was made, seconded and unanimously passed to not allow alcohol at Association sponsored events. (Mann/Glasner)

1. **Action:** A motion was made seconded and rejected 5 to 2 to add a disclaimer to the Rental Room Contract **disallowing** alcohol in the rental room. (Mann/Shkolnick for)

2. **Action:** A motion was made seconded and passed 5 to 2 to add a disclaimer to the Rental Room Contract that **allows** alcohol in the rental room. (Mann/Shkolnick opposed)

B. Action: A motion was made and unanimously passed to renew Farmers Insurance with a \$5000.00 deductible. (Glasner/Mann)

VII Future Meeting Schedule

A. Board Meeting- March 29 @ 7:00 pm
April 26 @ 7:00 pm

VIII Homeowner Forum

Randy Bond at 8/051 received \$100 fine for weeds and says he now has a landscaper. Board advised that homeowner needed to appeal to covenants.

VIII One Last Thing

Quiz question: What day is Easter. ??????

X Adjournment

The February 22, 2005 CRCA Board Meeting was adjourned at 8:45 PM.