

Continental Ranch Community Association

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Minutes of the Board Meeting Tuesday, April 26, 2005

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted the regularly scheduled Board Meeting on Tuesday, April 26, 2005, at 7:00PM. In attendance were Larry Schoof, Bruce Candland, Russell Clanagan, Sharon Dvorkin-Solotky, Jan Mann, Nicole Glasner and Sandy Shkolnick. 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 April 26, 2005 CRCA Board Meeting to order at 7:00 PM. A quorum of 7 to conduct an official meeting existed.

II Approval of the Minutes

The March 29, 2005 Board Meeting minutes were reviewed.

Action: A motion was made, seconded, and unanimously passed to approve the March 29, 2005 Board Meeting minutes as corrected. (Mann/ Dvorkin-Solotky)

III Appeals

- 1. 51/015 – Action:** A motion was made, and unanimously passed to deny the waiver of late fee. (Dvorkin-Solotky/ Shkolnick)
- 2. 9/214 – Action:** A motion was made, seconded and unanimously passed to approve the appeal to keep “dolphin” security door for as long as they own the home unless it goes into dis-repair first. (Dvorkin-Solotky/Mann)
- 3. 24/013 – Action:** A motion was made, seconded and unanimously passed to deny the request for a 4 month parking pass. (Mann/Shkolnick)

IV Reports

A. President’s Report

No report was given.

B. Finance Committee

1. The April 13, 2005 minutes were reviewed with no comment.
2. The March 2005 financials were reviewed with no comment.
4. Accepted the resignation of Nancy Hall.
5. **Action:** A motion was made, seconded and unanimously passed to approve the irrigation project take place in 3 phases over 18 months time. (Mann/Shkolnick)
6. Accepted the Finance Committee’s Review of the CC remodel project.

C. Manager's Report

1. **Appoint Walter Ross to Nominating Committee:** Board accepted
2. **Request for Sun Screens for Windmill:** To combat the heat from the windows on the Westside of the building.
Action: A motion was made, seconded and unanimously passed to approve the installation of sunscreens not to exceed \$250.00 (Dvorkin-Solotky/ Mann)

D. Pool Committee

1. The April 11, 2005 minutes were noted as reviewed with no comment.
2. **Action:** A motion was made, seconded and passed 4 to 3 to approve the recommended card lock system. (Shkolnick/Mann/Dvorkin-Solotky)
3. **Action:** A motion was made, seconded and denied 5 to 2 to install cameras at \$9600 before the card system is installed. (Mann/Shkolnick)
4. **Action:** A motion was made, seconded and unanimously passed to allow Swim Girl 2 Lanes to start teaching in. (Glasner/ Mann)
5. Accept the recommendation of Amanda Crawford

E. Landscape Committee

1. April 5, 2005 Minutes-no quorum.

F. Covenants Committee

1. The April 19, 2005 minutes were noted as reviewed with no comment.
2. **Action:** A motion was made, seconded and unanimously passed to accept all fine recommendations submitted by covenants. (Dvorkin-Solotky/Shkolnick)

G. Architectural Review Committee

1. The March 30, April 13, 2005 minutes were noted as reviewed with no comment.

H. Activities/Publicity Committee

1. The April 4, 2005 minutes were noted as reviewed with no comment.

I. Strategic Planning Committee

1. The April 14, 2005 minutes were noted as reviewed with no comment.

J. Facilities Committee

1. The April 18, 2005 minutes were noted as reviewed with no comment.

H. Election Committee (ADHOC)

1. **Action:** A motion was made, seconded and unanimously passed to accept the Process. (Mann/Shkolnick)

V Old Business

VI New Business

- A. Action:** A motion was made, seconded and unanimously passed to allow Karate Kids to run their summer program out of the Community Center. (Clanagan/Dvorkin-Solotky)
- B. Action:** A motion was made, seconded and unanimously passed to approve Swim Girl as a vendor to provide swim lessons in the community. (Mann/Glasner)
- C. Action:** A motion was made, seconded and unanimously passed to deny ISR instructor with the schedule that conflicted with Swim Team. (Dvorkin-Solotky/Glasner)
- D. Action:** A motion was made, seconded and unanimously passed to approve Mrs. Rothe, an ISR instructor, to offer private lessons to the community. A schedule to be worked out with a management around the Swim Girl program. (Glasner/ Shkolnick)

VII Future Meeting Schedule

- A. Board Meeting- May 24 @ 7:00 pm (moved for Memorial Day)
June 28 @ 7:00 pm

VIII Homeowner Forum

Concerns presented were:

- Weeds
- Financing irrigation project.
- Pools security, heating pools year round.
- Pools conditions deteriorating every year.
- Appreciation for the Board all their time and energy.
- Increase the dues if needed.
- Salt water filtration system pools maintenance free.
- Parking in the landscape and side yard
- Parking on the street.

IX One Last Thing

X Adjournment

The April 26, 2005 CRCA Board Meeting was adjourned at 9:15 PM.