

# Continental Ranch Community Association

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## **Minutes of the Board Meeting Tuesday, May 24, 2005**

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted the regularly scheduled Board Meeting on Tuesday, May 24, 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, Shawn Glen, Assistant Association Manager and Karrie Hixon, Assistant Manager in Training. Homeowners in attendance were: See sign-in sheet.

### **I Call to Order/Verify Quorum**

President Schoof called the May 24, 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 April 26, 2005 Board Meeting minutes were reviewed.

**Action:** A motion was made, seconded, and unanimously passed to approve the April 26, 2005 Board Meeting minutes. (Mann/ Shkolnick)

### **III Appeals**

1. **28/026 – Action:** A motion was made, and unanimously passed to deny the waiver of trash can rule. (Dvorkin-Solotky/ Mann)
2. **19/126 – Action:** A motion was made, seconded and unanimously passed to deny waiver of late fee. (Dvorkin-Solotky/Mann)
3. **50/012 – Action:** A motion was made, seconded and 5/2 passed to deny the request to keep the fruit tree. (Clanagan/Mann) Opposed- Candland/ Dvorkin-Solotky
4. **17/081 – Action:** A motion was made, seconded and unanimously passed to deny waiver of the NSF fees. (Glasner/Shkolnick)
5. **17/044 – Action:** A motion was made, seconded and unanimously passed to uphold late fee if resident cannot provide evidence that check was written. (Mann/Shkolnick)
6. **27B/102 – Action:** A motion was made, seconded and unanimously passed to deny waiver of parking rule and parking fine. (Mann/Glasner)

### **IV Reports**

#### **A. President's Report**

Reported about the improvement of the pools and the progress of the budget.

#### **B. Finance Committee**

1. The May 11, 2005 minutes were reviewed with no comment.
2. The April 2005 financials were reviewed with no comment.
4. First draft of the 2005/2006 budget.

**C. Manager's Report**

1. **Appointment of Bo Bolin, Jay Gerding, and Louise Spencer to the Nominating Committee-** The board accepted all appointments.
2. **Recommendation to disband the Adhoc committee for Elections-** task completed.

**Action:** A motion was made, seconded and unanimously passed to approve the disbandment of the Election committee with the thanks of the BOD. (Mann/ Glasner)

3. **Tot lot wall damage**

**Action:** A motion was made, seconded and unanimously passed to repair the wall in the fall after getting 3 bids and not to exceed \$1500. (Mann/ Shkolnick)

4. **Pools and bather load**

**Action:** A unanimous decision was made to table this topic until the Pool Committee has a special emergency meeting to make a recommendation.

5. **Community Center repairs**

**Action:** A motion was made, seconded and unanimously passed to make various repairs throughout the Community Center area to not exceed \$2000. (Mann/ Glasner) (Clanagan was out of the room)

**D. Pool Committee**

1. The May 9, 2005 minutes were noted as reviewed with no comment.
2. Recommendation for card locks Policies and Procedures to be in place.  
**Action:** A motion was made, seconded and unanimously passed to accept the recommendation. (Mann/ Glasner)

3. Recommendation for new member, Jim Roth

**Action:** A motion was made, seconded and unanimously passed to accept the new member. (Clanagan/ Glasner)

**E. Landscape Committee**

No meeting held.

1. Installation updates on Irrigation.

**F. Covenants Committee**

1. The May 17, 2005 minutes were noted as reviewed with no comment.
2. Fine Recommendations.

**G. Architectural Review Committee**

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

**H. Activities/Publicity Committee**

1. The May 2, 2005 minutes were noted as reviewed with no comment.
2. Recommendation for new member.

**Action:** A motion was made, seconded and unanimously passed to accept the recommendation for the new member. (Glasner/ Dvorkin-Solotky)

**I. Strategic Planning Committee**

1. The May 12, 2005 minutes were noted as reviewed with no comment.

**J. Facilities Committee**

1. The May 9, 2005 minutes were noted as reviewed with no comment.
2. Recommend for committee membership.

**Action:** A motion was made, seconded and unanimously passed to accept the recommendation for committee membership. (Dvorkin-Solotky/ Clanagan)

**V Old Business**

**VI New Business**

**A. Town of Marana Parks and Rec Playroom request**

**Action:** A motion was made, seconded and unanimously passed to deny the request for Town of Marana Parks and Rec to use the Community Center as a playroom on the grounds that it is a safety issue. (Mann/ Glasner)

**VII Future Meeting Schedule**

- A. Board Meeting- June 28 @ 7:00 pm (Study Session @ 6:30pm: Budget)  
July 26 @ 7:00 pm

**VIII Homeowner Forum**

**Concerns presented were:**

- Weeds
- Financing irrigation project
- Pools conditions better and worse
- Appreciation for the Board all their time and energy
- Platinum's communication with H/O
- Pool's chlorine system
- Sign for where Office is located
- Get misinformed when call Office, multiple H/O misinformed
- Happy with landscape in entry way
- Money is being wasted on monitors and pool company
- Parking in Parcel 7 is now on landscape instead of on street

**IX Adjournment**

The May 24, 2005 CRCA Board Meeting was adjourned at 8:45 PM.