

# Continental Ranch Community Association

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## **Minutes of the Board Meeting Tuesday, June 28, 2005**

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted the regularly scheduled Board Meeting on Tuesday, June 28, 2005, at 7:00PM. In attendance were Larry Schoof, Bruce Candland (late, 7:40pm), Russell Clanagan, Sharon Dvorkin-Solotky, Jan Mann, Nicole Glasner and Sandy Shkolnick. Representing Platinum Management were Trish Ledbetter, Association Manager, Karrie Hixon, Assistant Manager. Homeowners in attendance were: See sign-in sheet.

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

President Schoof called the June 28, 2005 CRCA Board Meeting to order at 7:00 PM. A quorum of 6 to conduct an official meeting existed.

### **II Approval of the Minutes**

The May 24, 2005 Board Meeting minutes were reviewed.

**Action:** A motion was made, seconded, and unanimously passed to approve the May 24, 2005 Board Meeting minutes with as corrected.  
(Mann/ Clanagan)

### **III Appeals**

1. **4/021 – Action:** A motion was made, seconded and unanimously passed to waive the late fee. (Mann/Clanagan)
2. **7/076 – Action:** A motion was made, seconded and passed 4/2 to deny allowance of wildflowers. (Clanagan/Mann) (Opposed: Glasner/ Dvorkin-Solotky)
3. **7/118 – Action:** A motion was made, seconded and unanimously passed to wave the late fee. (Mann/Clanagan)
4. **9/040 - Action:** A motion was made, seconded and unanimously passed to deny waiver of the late fee. (Clanagan/Mann)
5. **9/076 – Action:** A motion was made, seconded and unanimously passed to waive late fee. (Clanagan/Mann)
6. **10/069 – Action:** A motion was made, seconded and unanimously passed to deny waiver of late fee. (Clanagan/Mann)
7. **11/053 – Action:** A motion was made, seconded and unanimously passed to deny waiver of certified letter costs. (Clanagan/Mann)
8. **17/095 – Action:** A motion was made, seconded and unanimously passed to deny waiver of late fee. (Clanagan/Mann)
9. **19/058 – Action:** A motion was made, seconded and unanimously passed to deny waiver of late fee. (Clanagan/Mann)
10. **27A/008 – Action:** A motion was made, seconded and unanimously passed to deny waiver of late fee. (Clanagan/Mann)
11. **27A/052 – Action:** A motion was made, seconded and unanimously passed to deny waiver of late fee. (Clanagan/Mann)
12. **27A/054 – Action:** A motion was made, seconded and unanimously passed to take no exception to the security bars. Caveat: If the security bars become rusted or in

disrepair, they need to either be maintenance or take down. When the resident sells home, the bars will need to be removed. (Clanagan/Dvorkin-Solotky)

13. **27B/050 – Action:** A motion was made, seconded and unanimously passed to deny waiver of late fee. (Clanagan/Mann)
14. **28/052 –** A letter to be drafted to resident, explaining Board is not inclined to take on the project of re-writing the CC&R's.
15. **28/156 – Action:** A motion was made, seconded and unanimously passed to deny waiver of late fee. (Mann/Clanagan)
16. **40/046 – Action:** A motion was made, seconded and unanimously passed to deny waiver of late fee. (Mann/ Dvorkin-Solotky)
17. **40/166– Action:** A motion was made, seconded and unanimously passed to deny waiver of late fee. (Mann/ Dvorkin-Solotky)
18. **40/206 – Action:** A motion was made, seconded and unanimously passed to deny waiver of late fee. (Clanagan/Mann)
19. **50/030 – Action:** A motion was made, seconded and unanimously passed to deny waiver of fruit tree. (Mann/Shkolnick)

## IV Reports

### A. President's Report

Thanked all committees for their hard work.

### B. Finance Committee

1. The June 8, 2005 minutes were reviewed with no comment.
2. The May 2005 financials were reviewed with no comment.
3. Second draft of 2005/2006 budget, accepted as final budget.
4. **Action:** A motion was made, seconded and unanimously passed to set up a separate reserve line item for the future renovation of the Community Center and to move the previously designated funds of \$34,499 to this account. (Glasner/ Mann)
5. Carol Altmann's resignation was recognized and accepted.
6. Removal of Barbara Willestein from the committee for non-attendance.

### C. Manager's Report

1. Town of Marana Letter of Support for the De Anza Trail approved. (Mann/ Dvorkin-Solotky)
2. 8/062 – **Action:** A motion was made, seconded and unanimously passed to reinstate the parking fine. (Mann/ Dvorkin-Solotky)
3. **Action:** A motion was made, seconded and unanimously passed to reinstate the Election Committee for reasons of new legislation. (Mann/Glasner)

### D. Pool Committee

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

### E. Landscape Committee

No Quorum – Meeting still held.

1. Trish spoke on behalf of the Landscape Committee- they found a couple dozen leaks and are going to fix what they need to, will start installing new equipment July 5, 2005.
2. **Action:** A motion was made, seconded and unanimously passed allowing the Landscape Committee to spend no more than \$3,920 on tree maintenance.

(Mann/ Dvorkin-Solotky)

**F. Covenants Committee**

1. The June 21, 2005 minutes were noted as reviewed with no comment.
2. **Action:** A motion was made, seconded and unanimously to accept all fine recommendations. (Mann/Clanagan)

**G. Architectural Review Committee**

1. The May 18, 2005 minutes were noted as reviewed with no comment.
2. **Action:** A motion was made, seconded and unanimously passed to send the recommendation for clarification of the citrus tree policy back to the ARC Committee. (Glasner/Mann) (Opposed: Shkolnick)

**H. Activities/Publicity Committee**

1. The June 6, 2005 minutes were noted as reviewed with no comment.

**I. Strategic Planning Committee**

1. The June 9, 2005 minutes were noted as reviewed with no comment.
2. **Action:** A motion was made, seconded and unanimously passed to send the Town of Marana the initial draft of controls and practices of motorized conveyances to get their feedback. (Mann/Dvorkin-Solotky)

**J. Facilities Committee**

1. The June 6, 2005 minutes were noted as reviewed with no comment.

**V Old Business**

**VI New Business**

**VII Future Meeting Schedule**

- A. Board Meeting- July 26 @ 7:00 pm  
August 30 @ 7:00pm

**VIII Homeowner Forum**

**Concerns presented were:**

- Pool- Monday Closure
- Kool deck
- Green pool
- Top priority
- Community should be able to have input before decisions (like Monday closures are made)
- Financial responsibility for items the community is being told they are going to get
- Clarification of Wildflower definition

**IX Adjournment**

The June 28, 2005 CRCA Board Meeting was adjourned at 8:45 PM.