

Continental Ranch Community Association

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Minutes of the Board Meeting Tuesday, July 26, 2005

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted the regularly scheduled Board Meeting on Tuesday, July 26, 2005, at 7:00PM. In attendance were Larry Schoof, Bruce Candland, Sharon Dvorkin-Solotky, Jan Mann and Sandy Shkolnick. Nicole Glasner had an excused absence. 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 July 26, 2005 CRCA Board Meeting to order at 7:00 PM. A quorum of 5 to conduct an official meeting existed.

II Approval of the Minutes

The June 28, 2005 Board Meeting minutes were reviewed.

Action: A motion was made, seconded and unanimously passed to accept the minutes from June 28 Board Meeting as corrected. (Mann/ Dvorkin-Solotky)

III Appeals

- 1. 8/062 – Action:** A motion was made, seconded and unanimously passed to deny waiver of fines. (Mann/ Dvorkin-Solotky)
- 2. 24A/041 – Action:** A motion was made, seconded and unanimously passed to deny waiver of late fee. (Mann/Shkolnick)
- 3. 27A/008 – Action:** A motion was made, seconded and 4/1 vote passed to deny waiver of late fee. (Mann/Shkolnick) (Opposed: Dvorkin-Solotky)
- 4. 27B/022 – Action:** A motion was made, seconded and unanimously passed to deny waiver of late fee. (Mann/Shkolnick)
- 5. 69/040 – Action:** A motion was made, seconded and with a 3/2 vote passed to waive the late fee. (Dvorkin-Solotky/ Schoof) (Opposed: Candland/ Dvorkin-Solotky)

IV Reports

A. President's Report

Town of Marana Recreation Superintendent Kristy Diaz-Trahan spoke asking the Board for reconsideration of the Tot Program proposal denied by the Board in May 2005.

Action: A motion was made, seconded and 3/2 vote passed to deny reconsideration of the Town of Marana's proposal that was voted on at the May Board meeting. (Mann/ Dvorkin-Solotky) (Opposed: Schoof/ Candland)

A new proposal will be entertained if submitted for August meeting.

B. Finance Committee

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

2. June 2005 financials were accepted.
3. **Action:** A motion was made, seconded and unanimously passed to renew the Washington Federal CD in August for 6 months. (Mann/ Shkolnick)
4. **Action:** A motion was made, seconded and unanimously passed to close Canyon Bank CD at September 30 renewal time and deposit money into Alliance Bank account until needed to repay Operating Account for irrigation project. (Dvorkin-Solotky/ Mann)
5. **Action:** A motion was made, seconded and unanimously passed to change assessment late fee to a percentage (10.649) from a flat fee (\$15.00). (Mann/ Shkolnick)
6. **Action:** A motion was made seconded and unanimously passed to accept new member Mary Chaffin. (Mann/ Dvorkin-Solotky)

C. Manager's Report

1. Safeway meeting recap – All issues regarding Commercial Sign Criteria is in the hands of the attorneys at this time. No litigation is pending.
2. Parcel 71A has started construction without approval from ARC. A letter was sent to them explaining that their previous approval in 2003 has since expired and new approval is needed.
3. Bather load has dropped dramatically since the transition from key to cards was completed on July 11th.
4. **Action:** A motion was made, seconded and unanimously passed to approve implementation of the new behavior policy as written by the Board. (Mann/ Dvorkin-Solotky)

D. Pool Committee

1. The July 11, 2005 minutes were noted as reviewed with no comment.
2. **Action:** A motion was made, seconded and unanimously passed to accept the recommendation for Oasis Pool Company to have a 6 month contract. (Mann/ Shkolnick)
3. **Action:** A motion was made, seconded and unanimously passed to accept new member Ernie Krause. (Dvorkin-Solotky/ Candland)

E. Landscape Committee

No meeting held.

F. Covenants Committee

1. The July 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. (Mann/Shkolnick)

G. Architectural Review Committee

1. The June 8, June 22 and July 13 minutes were noted as reviewed with no comment.

H. Activities/Publicity Committee

1. The July 11, 2005 minutes were noted as reviewed with no comment.
2. **Action:** A motion was made, seconded and unanimously passed not to approve rental room fees going into a specific fund. (Mann/ Shkolnick)

3. **Action:** A motion was made, seconded and unanimously passed to approve the rental of the front room, and charge a fee of \$10 for either room or \$20 for both rooms. The deposit on the front room will be \$325.00 and to be rented to homeowners only. (Shkolnick/Mann)

4. **Action:** A motion was made, seconded and unanimously passed to approve the Tucson Symphony proposal. (Mann/ Dvorkin-Solotky)

5. **Action:** A motion was made, seconded and unanimously passed 4/1 to approve the increase of 4 pages to the newsletter and decrease the number of inserts from 7 to 5 at no additional cost. (Shkolnick/ Dvorkin-Solotky) (Opposed: Schoof)

6. **Action:** A motion was made, seconded and unanimously passed to accept new member Christina Swanson. (Dvorkin-Solotky/ Mann)

I. Strategic Planning Committee

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

J. Facilities Committee

No minutes.

1. **Action:** A motion was made, seconded and unanimously passed to approve the monument replacement project for the two located at Coachline and Silverbell not to exceed \$9800.00. (Dvorkin-Solotky/ Mann)

K. Nominating Committee

1. 2005/2006 slate was accepted and names were read.

L. Election Committee

1. The July 8, 2005 minutes were noted as reviewed with no comment.

2. **Action:** A motion was made, seconded and unanimously passed to accept the revised version of Steps for Voting. (Mann/ Shkolnick)

3. **Action:** A motion was made, seconded and unanimously passed to disband the Election Committee. (Dvorkin-Solotky/ Shkolnick)

V Old Business

VI New Business

Management was instructed to put on the August agenda for Board review the Rental Room Policy and a draft policy regarding Community activities and the level of volunteer support and the level of management support.

VII Future Meeting Schedule

- A. Board Meeting- August 30 @ 7:00 pm
- Meet the Candidates Night - September 21 @ 7:00pm

VIII Homeowner Forum

Concerns presented were:

Pool- Happy about how great the pools look and the job pool monitors are doing
Eight homeowners spoke to the need for the Board to reconsider the Marana Tot program and the use of the community room.

One member concerned the Board is not following the new law regarding homeowner input before an action is taken. (Management to supply Board with copy of law distributed last year.)

IX Adjourment

The July 26, 2005 CRCA Board Meeting was adjourned at 9:00 PM.