

Continental Ranch Community Association

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Minutes of the Board Meeting Tuesday, August 30, 2005

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted the regularly scheduled Board Meeting on Tuesday, August 30, 2005, at 7:00PM. In attendance were Bruce Candland (late 7:10pm), Russell Clanagan, Nicole Glasner, Sharon Dvorkin-Solotky, Jan Mann and Sandy Shkolnick. Representing Platinum Management were Trish Ledbetter, Association Manager, Karrie Hixon, Assistant Manager. Larry Schoof was excused. Homeowners in attendance were: See sign-in sheet.

I Call to Order/Verify Quorum

2nd Vice-President Clanagan called the August 30, 2005 CRCA Board Meeting to order at 7:00 PM. A quorum of 6 to conduct an official meeting existed.

II Homeowner Forum

Concerns presented were:

Pool Committee was commended for the pools looking great.

There was a concern about having the bathroom door locked from the inside, thought it was a fire hazard.

A lot of concerns about wanting the Town of Marana Tot program to be allowed in the Community Center.

A concern about the corner of Twin Peaks and Clover, people run the stop sign a lot.

III Approval of the Minutes

The July 26, 2005 Board Meeting minutes were reviewed.

Action: A motion was made, seconded and unanimously passed to accept the minutes from July 26 Board Meeting. (Mann/ Dvorkin-Solotky)

IV Appeals

1. **7007 – Action:** A motion was made, seconded and unanimously passed to take no exception regarding the boat being stored in the rear yard behind the double gate. Boat/RV storage may not be a selling point of the home. Landscape must be maintained to hide the boat from the street. (Glasner/ Mann)

2. **17009/ 28052 – Action:** A motion was made, seconded and unanimously passed to table these appeals to the September meeting. (Glasner/ Candland)

3. **19050 – Action:** A motion was made, seconded and unanimously passed to waive the late fee. (Glasner/ Mann)

Action: A motion was made, seconded and unanimously passed not to be taken out of collections. (Dvorkin-Solotky/ Mann)

4. **27B036 – Action:** A motion was made, seconded and unanimously passed to deny request to be removed from collections. (Mann/ Dvorkin-Solotky)

V Reports

A. President's Report

None

B. Finance Committee

1. The August 10, 2005 minutes were noted as reviewed with no comment.
2. July 2005 financials were accepted.
3. **Action:** A motion was made, seconded and unanimously passed to change deposit procedures at Wells Fargo. (Mann/ Glasner)
4. **Action:** A motion was made, seconded and unanimously passed to accept new committee member Paul Taylor. (Glasner/ Mann)

C. Manager's Report

1. **Action:** A motion was made, seconded and unanimously passed to suspend the pool privileges of homeowner 29089 for 60 days due to his behavior in the office on August 4, 2005. (Mann/ Shkolnick)
2. **Action:** A motion was made, seconded and unanimously passed to send a letter from David McEvoy, CRCA Attorney, regarding homeowner 8062's actions toward management. (Shkolnick/ Mann)
3. **Action:** A motion was made, seconded and unanimously passed to increase management's allotment for enticements at the annual meeting to \$1000.00. (Candland/ Dvorkin-Solotky)

D. Pool Committee

1. The August 8, 2005 minutes were noted as reviewed with no comment.
2. **Action:** A motion was made, seconded and unanimously passed to heat Windmill pool and spa Labor Day through April 1st. (Mann/ Glasner)
3. **Action:** A motion was made, seconded and unanimously passed to change the meeting date for the committee to the second Tuesday of every month. (Shkolnick/ Mann)
4. **Action:** A motion was made, seconded and unanimously passed to allow Swim Girl to conduct swim lessons and water aerobics during the fall at the Windmill Pool. (Glasner/ Mann)
5. **Action:** A motion was made, seconded and unanimously passed to allow the purchase of automatic chlorinators for Community Center Pool and wading pool, and Windmill Pool. (Dvorkin-Solotky/ Candland)

E. Landscape Committee

1. The August 2, 2005 minutes were noted as reviewed with no comment.
2. **Action:** A motion was made, seconded and unanimously passed to allow a portion of the re-vegetation project along Twin Peaks. (Candland/ Mann)

F. Covenants Committee

1. The August 23, 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/ Glasner)

G. Architectural Review Committee

1. The July 27 and August 10, 2005 minutes were noted as reviewed with no comment.
2. **Action:** A motion was made, seconded and unanimously passed to table the fruit trees clarification in conjunction with the fruit tree appeals that were also tabled, in order to review information provided by Ms. Glasner. (Glasner/ Candland)

3. **Action:** A motion was made, seconded and passed (5 to 1) to table the security bar amendment recommendation for further informational review. (Mann/ Glasner) (Shkolnick opposed)
4. **Action:** A motion was made, seconded and unanimously passed to allow the Architectural liaison to be a voting party if needed to complete quorum. (Shkolnick/ Mann)

H. Activities/Publicity Committee

1. The August 1, 2005 minutes were noted as reviewed with no comment.
2. **Action:** A motion was made, seconded and unanimously passed to extend the rental room hours to close at 10pm and the alarms will be armed at 10:15pm. (Glasner/ Shkolnick)

I. Strategic Planning Committee

1. The August 11, 2005 minutes were noted as reviewed with no comment.

J. Facilities Committee

1. The July 25 and August 15, 2005 minutes were accepted.

K. Nominating Committee

No meeting held.

L. Election Committee

1. **Action:** A motion was made, seconded and unanimously passed to approve the appointment of Committee members for the 2005/2006 election. (Dvorkin-Solotky/ Candland)
2. **Action:** A motion was made, seconded and unanimously passed to approve the appointment of tellers for the 2005/2006 election. (Mann/ Dvorkin-Solotky)
3. **Action:** A motion was made, seconded and a 5/1 vote passed allowing renter Rosemarie Feraco to volunteer as a teller for the 2005/2006 election. (Candland/ Dvorkin-Solotky) (Mann-opposed)

VI Old Business

- A. A unanimous decision was made to table the Town of Marana Tot Program until further information is provided by the Town of Marana.

VII New Business

- A. **Action:** A motion was made, seconded and unanimously passed to table the following new business items: Spanish class, room rental policy and community activities to be discussed at the September meeting. (Glasner/ Mann)

VIII Future Meeting Schedule

- A. Board Meeting- September 27 @ 7:00 pm
- B. Meet the Candidates Night – September 21 @7:00pm

IX Adjournment

The August 30, 2005 CRCA Board Meeting was adjourned at 9:45pm. (Glasner/ Dvorkin-Solotky)