

Continental Ranch Community Association

P.O. Box 650 Tucson, AZ 85652-0650 Phone: (520) 297-7600 Fax: (520) 297-7917

Minutes of the Board Meeting Tuesday, September 27, 2005

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted the regularly scheduled Board Meeting on Tuesday, September 27, 2005, at 7:00PM. In attendance were Bruce Candland, Russell Clanagan, Nicole Glasner, Jan Mann, Larry Schoof and Sandy Shkolnick. Sharon Dvorkin-Solotky was excused. 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 September 27, 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:

There was concern about the possible Volunteer Policy and who it would affect.

There were a lot of questions about the Volunteer Policy/Room Rental Policy.

Concern comments during Homeowner Forum is are not being responded to by the Board and/or Management. Would like to see a specific feed back location.

III Approval of the Minutes

The August 30, 2005 Board Meeting minutes were reviewed.

Action: A motion was made, seconded and unanimously passed to accept the minutes from August 30 Board Meeting. (Mann/ Shkolnick)

IV Appeals

- 1. 8093 – Action:** A motion was made, seconded and unanimously passed to take grant extension regarding the removal of the fruit trees in the front yard. (Mann/Clanagan) (Schoof opposed)
- 2. 11064 – Action:** A motion was made, seconded and unanimously passed to deny fruit tree appeal. (Mann/Shkolnick) (Glasner/ Candland opposed)
- 3. 17009 – Action:** A motion was made, seconded and passed to take no exception on the fruit tree. Homeowner must remove the fruit tree from the front yard upon selling of the home. (Clanagan/ Candland)
- 4. 24A021 – Action:** A motion was made, seconded and unanimously passed to deny request to be omitted from having to change their play gym canopy. (Mann/ Shkolnick)
- 5. 28052 – Action:** A motion was made, seconded and passed to deny the request to keep the fruit tree. (Mann/ Shkolnick) (Candland opposed)

V Reports

A. President's Report

1. Agenda form

B. Finance Committee

1. The September 13, 2005 minutes were noted as reviewed with no comment.
2. August 2005 financials were accepted.
3. **Action:** A motion was made, seconded and unanimously passed for the association to charge a \$75 disclosure fee during resale process. (Mann/ Shkolnick)

C. Manager's Report

1. Update on joint venture with Town of Marana and explanation of possible new proposal.
2. Update on Parking lot installation.
3. **Action:** A motion was made, seconded and unanimously passed to amend Standard Committee Charter to include "must be a member of the Association in good standing." With a caveat that 'Good Standing' is defined as no more than a 3rd notice of a non-compliance issue that is in the process of being resolved.
4. Homeowner communication regarding request for signage in a cul-de-sac and homeowner's concern with renters in the community. Sandy Shkolnick has volunteered to head up a task force to find a solution to the renter problem to be assisted in the task force by homeowners.

D. Pool Committee

1. The September 13, 2005 minutes were noted as reviewed with no comment.
2. **Action:** A motion was made, seconded and unanimously passed to lock down the Community Center Pool beginning October 2nd for the winter. (Clanagan/ Mann)
3. **Action:** A motion was made, seconded and unanimously passed to open the Windmill Pool on Mondays beginning October 1st for the winter. (Clanagan/ Mann)

E. Landscape Committee

1. No meeting held.

F. Covenants Committee

1. The September 20, 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 August 24 and September 14, 2005 minutes were noted as reviewed with no comment.

H. Activities/Publicity Committee

1. The September 7, 2005 minutes were noted as reviewed with no comment.

I. Strategic Planning Committee

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

2. **Action:** A motion was made, seconded and unanimously passed to use the services of The Planning Center for a property study. (Mann/ Glasner)
3. **Action:** A motion was made, seconded and unanimously passed to remove a wall in the Community Center for no more than \$12,500. (Mann/ Glasner)
4. **Action:** A motion was made, seconded and unanimously passed to carry over funds from 2004/2005 budget to the 2005/2006 budget. (Glasner/ Mann)

J. Facilities Committee

1. No meeting held.

K. Election Committee

1. Acknowledged the appointment of Edna Coburn as Chairperson
2. Thanked committee for stuffing 3500 ballot envelopes in 3 days.
3. **Action** – A motion was made, seconded and unanimously passed to appoint Bonnie Vantrepotte and Lynn Lauro as tellers for the 2005-2006 election process. (Mann/ Glasner)
4. Acknowledged Magda Quirros moved from teller to election committee.

VI Old Business

- A. Action** – A motion was made, seconded and unanimously passed to approve Marana's Tot program use of the Community Center under the conditions stated in the contract to be signed by both Marana Parks and Recreation and Continental Ranch Community Association. (Mann/ Clanagan)
- B. Action** - A motion was made, seconded and unanimously passed to approve Spanish class's use of Community Center's Front Room. (Mann/ Glasner)
- C. Action** – A motion was made, seconded and unanimously passed to table clarification of volunteer criteria in regards to the rental room policy for further review in a study session. (Glasner/ Shkolnick)
- D. Action** – A motion was made, seconded and unanimously passed to table the recommendation not to allow security bars for further review in a study session. (Clanagan/ Glasner)
- E. Action** – A motion was made, seconded and unanimously passed to approve the clarification of existing Citrus Tree rule to include "All citrus, stone fruit and apple trees are permissible within the confines of the rear yard only." (Mann/ Clanagan)

VII New Business

- A. Action:** A motion was made, seconded and unanimously passed approve renewal of Sombrero Peaks' contract and upgrades. (Mann/ Clanagan)

VIII Future Meeting Schedule

- A.** Study Session – October 10 @ 7:00 pm
- B.** Board Meeting- October 19 @ 7:00 pm
- C.** Annual Meeting – October 25 @7:00pm
- D.** Election of Officers/Appointment of Liaisons – October 26 @ 6:30 pm

IX Adjournment

The September 27, 2005 CRCA Board Meeting was adjourned at 8:50 pm. (Glasner/ Clanagan)