

Continental Ranch Community Association

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Minutes of the Board Meeting Tuesday, October 19, 2005

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted the regularly scheduled Board Meeting on Tuesday, October 19, 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 October 19, 2005 CRCA Board Meeting to order at 7:00 PM. A quorum of 7 to conduct an official meeting existed.

II Homeowner Forum

Concerns presented were:

Thank you to the Board of Directors for their hard work and dedication throughout a controversial year.

Thank you to the Committee chairs and members for their dedication to the Association throughout the year.

Thank you to the staff, Board and committees for all their hard work.

III Approval of the Minutes

The September 27, 2005 Board Meeting minutes were reviewed.

Action: A motion was made, seconded and unanimously passed to accept the minutes as corrected. (Clanagan/ Glasner)

IV Appeals

- 1. 24032 – Action:** A motion was made, seconded and unanimously passed to deny waiver of parking fines. (Mann/ Glasner)
- 2. 9054 – Action:** A motion was made, seconded and unanimously passed to take no exception with the security door. (Mann/ Dvorkin-Solotky)

V Reports

A. President's Report

B. Finance Committee

- The October 12, 2005 minutes were noted as reviewed with no comment.
- September 2005 financials were accepted.
- Action:** A motion was made, seconded and unanimously passed to repay Operating account from US Bank Reserves account. (Mann/ Glasner)

C. Manager's Report

- Action:** A motion was made, seconded and unanimously passed to write off \$208.00 in Accounts Receivable for miscellaneous charges from accounts that have moved. (Dvorkin-Solotky/ Clanagan)

D. Pool Committee

1. The October 11, 2005 minutes were noted as reviewed with no comment.
2. **Action:** A motion was made, seconded and unanimously passed to purchase Rapid Rate Sand Filters for both pools at a cost not to exceed \$9000.00. (Dvorkin-Solotky/)
3. **Action:** A motion was made, seconded and unanimously passed to recoat the kool deck at the Community Center pool at a cost not to exceed \$9000.00. (Dvorkin-Solotky/)
4. **Action:** A motion was made, seconded and unanimously passed to purchase a new cartridge for the spa at a cost not to exceed \$500.00. (Clanagan/ Dvorkin-Solotky/)
5. **Action:** A motion was made, seconded and unanimously passed to open the community pool facilities at 5:00am year round. (Clanagan/ Dvorkin-Solotky)

E. Landscape Committee

1. No meeting held.
2. **Action:** A motion was made, seconded and unanimously passed to utilize the remaining balance of plant replacement budget to replace dead or missing plants in various parcel common areas and entry ways and add DG to the Windmill park area and pool plant beds. Project not to exceed \$4000.00.

F. Covenants Committee

1. The October 18, 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/ Clanagan)

G. Architectural Review Committee

1. The September 21 and October 5, 2005 minutes were noted as reviewed with no comment.

H. Activities/Publicity Committee

1. The October 5, 2005 minutes were noted as reviewed with no comment.
2. The Board of Directors acknowledged and accepted the resignation of Christina Swanson and Jamie Leidenfrost.
3. **Action:** A motion was made, seconded and unanimously passed to carry over any extra monies from the 2004/2005 budget to the 2005-2006 budget. (Glasner/ Shkolnick)

I. Strategic Planning Committee

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

J. Facilities Committee

1. A meeting was held and the minutes will be presented to the Board at the November Board meeting.

VI Old Business

- A. Action –** A motion was made, seconded and 4/3 passed to approve ARC's policy to only accept security bars with proven medical disabilities. Upon sale of the home the security bars must be removed. (Shkolnick/Dvorkin-Solotky) (Glasner/ Mann/ Clanagan opposed) (Schoof was the tiebreak for the motion.)

VII New Business

VIII Future Meeting Schedule

- A. Annual Meeting – October 25 @7:00pm
- B. Election of Officers/ Appointment of Liaisons – October 26 @ 6:30pm
- C. Study Session – November 16 @ 7:00 pm
- D. Board Meeting- November 29 @ 7:00 pm

IX Adjournment

The October 19, 2005 CRCA Board Meeting was adjourned at 7:30 pm. (Candland/
Dvorkin-Solotky)