

Continental Ranch Community Association

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Minutes of the Board Meeting Monday, January 31, 2006

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted Board Meeting on Tuesday, January 31, 2006 at 7:00PM. In attendance were Russell Clanagan, Jan Mann, Walter Ross, Nicole Glasner, Gunter Haussler. Shane Swanson and Sharon Dvorkin-Solotky were excused. Representing Platinum Management were Tammy Censky, Senior Manager at PMI and Michelle Gorto, Assistant Manager. Homeowners in attendance were: See sign-in sheet.

I Call to Order/Verify Quorum

President Clanagan called the January 31, 2006 CRCA Board Meeting to order at 7:05 PM. A quorum of 5 to conduct an official meeting existed.

II Homeowner Forum

No comments made.

III INVITED GUESTS: Jim DeGrood (Town of Marana) , Brent Koenig & Tammie Hall (State Farm)

III Approval of the Minutes

The December 5, 2005 Board Meeting minutes were reviewed.

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

IV Appeals

- 1. 3133 – Action:** A motion was made, seconded and unanimously passed to approve the late fee waiver request. (Mann/ Ross)
- 2. 9206 - Action:** A motion was made, seconded and unanimously passed to approve the late fee waiver request. (Mann/ Glasner)
- 3. 16100 - Action:** A motion was made, seconded and unanimously passed to approve the late fee waiver request. (Glasner/ Mann)
- 4. 18123 - Action:** A motion was made, seconded and unanimously passed to deny the late fee waiver request. (Mann/ Ross)
- 5. 23071 - Action:** A motion was made, seconded and passed (4 to 1) to approve the request for an extension to remove fruit tree until the end of March. (Glasner/ Ross with Mann opposing)
- 6. 28127 - Action:** A motion was made, seconded and unanimously passed to deny the late fee waiver request. (Mann/ Glasner)
- 7. 40022 - Action:** A motion was made, seconded and unanimously passed to deny the late fee waiver request. (Mann/Ross)
- 8. 40086 - Action:** A motion was made, seconded and unanimously passed to table the late fee waiver request. (Mann/ Glasner)
- 9. 43024 - Action:** A motion was made, seconded and unanimously passed to deny the late fee waiver request. (Mann/ Ross)

V Reports

A. President's Report

President Clanagan spoke to the Q & A Section in the Windmill Newsletter where homeowners would submit questions regarding typical issues in CRCA. It was also stated that perhaps a Town Meeting to discuss Covenants with the memberships could be arranged at a later date.

B. Finance Committee

1. The December 14, 2005 minutes were noted as reviewed with no comment.
2. Announced unanimous approval to switch banks via December Action-in-lieu.

C. Manager's Report

1. Approval of Tract Declaration for Parcel 39.
Action: A motion was made, seconded and unanimously passed to accept the tract declaration for Parcel 39. (Mann/Clanagan)
2. Insurance renewal
Action: A motion was made, seconded and passed (4 to 1) to approve the proposal that was made by State Farm to become effective in March. (Mann/Ross with Haussler opposing)
3. Homeowner petition regarding assessment increase
Action: A motion was made, seconded and passed to respond via the Windmill to this petition. A request has been made that Finance Committee respond. (Mann/Haussler)
4. Request for funds to purchase camera for Covenants
Action: A motion was made, seconded and passed to approve funds not to exceed \$300.00 for the purchase of a new camera. (Mann/Haussler)
5. Rental Room Task Force Update
Nicole Glasner reported that the task force was working on making policies in regards to the rental room and that they would bring them to the Board at a future meeting.
6. Rental Property Task Force Update
It was reported that a policy has been sent to Covenants for comment. The policy will be presented to the board at the February meeting.

D. Pool Committee

1. The November 8, 2005 and January 9, 2006 minutes were noted as reviewed with no comment.
2. Recommendation for short term solution for bathroom gate at Community Center.
Action: A motion was made, seconded and unanimously passed to approve funds to purchase and install an addition card reader for the pool side of the gate that leads into the restroom area at Community Center. (Mann/Glasner)
3. Recommendation to extend Oasis Pools contract through October 2006.
Action: A motion was made, seconded and unanimously passed to approve to extend the contract with Oasis Pools through October 2006. (Mann/Glasner)

E. Landscape Committee

1. The December 6, 2005 and January 3, 2006 minutes were noted as reviewed with no comment.

2. **Action:** A motion was made, seconded and unanimously passed to ask Groundskeeper to clean up all debris left from Phase II irrigation project when completed later in February. (Hausler/ Ross)

F. Covenants Committee

1. The December 20, 2005 and January 24, 2006 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 November 30, 2005, December 14, 2005, December 28, 2005 and January 11, 2006 minutes were noted as reviewed with no comment.

H. Activities/Publicity Committee

1. The December 6, 2005 and January 4, 2006 minutes were noted as reviewed with no comment.
2. Recommendation to approve new member Kimberly Fernando.
Action: A motion was made, seconded and unanimously passed to appoint Kimberly Fernando to the Activities/Publicity Committee. (Mann/Glasner)
3. Acknowledgement of Sandy Padilla's resignation.
4. Recommendation to approve funds for February Casino Trip
Action: A motion was made, seconded and unanimously passed to approve up to \$400.00 for expenses on the February Apache Gold Casino trip. (Mann/Glasner)
5. Recommendation to approve March 4th Groundskeeper Presentation
Action: A motion was made, seconded and unanimously passed to approve a no-cost presentation by the Groundskeeper . (Mann/Glasner)
6. Recommendation to approve Sidewinder Ticket sales
Action: A motion was made, seconded and unanimously passed to approve a no-cost outing at the Sidewinders game. (Mann/Glasner)
7. Recommendation to approve Cycling Club
Action: A motion was made, seconded and unanimously passed to approve a Continental Ranch Cycling Club which enforces sensibly safety rules and that management will verify to the Board of Directors satisfaction that adequate insurance is in place. (Mann/Glasner)
8. Recommendation to approve future Finance/Investment Seminar
Action: A motion was made, seconded and unanimously passed to approve a no-cost financial/investment seminar given by a brokerage or investment company representative. (Mann/Glasner)
9. Recommendation for Q & A section in the Windmill newsletter
Action: A motion was made, seconded and unanimously passed to approve Q & A section of the Windmill for homeowners to submit questions regarding typical issues about living in Continental Ranch. The questions would be answered by the applicable committee, or by Management, with a final review by Management. (Mann/Glasner)
10. Recommendation to approve up to 3 book/media exchanges
Action: A motion was made, seconded and unanimously passed to approve up to three book/media exchanges at no cost to the association therefore also granting permission to advertise locally for the event. (Mann/Glasner)

11. Recommendation for Spring Concert funds
Action: A motion was made, seconded and unanimously passed to approve funds for a Spring Concert to be held in the Windmill Park. These funds are not to exceed \$1000.00. (Mann/Glaser)
12. Recommendation to advertise community events. **Tabled for more information.**
13. Acknowledgement of Daisy Studio's music program unanimously approved by action-in- lieu.

I. Strategic Planning Committee

1. The January 12, 2006 minutes were noted as reviewed with no comment.

J. Facilities Committee

1. The January 16, 2006 minutes were noted as reviewed with no comment.
2. Recommendation to approve the repaint & repair of the common wall at a cost of \$4000.00. **Tabled for more information.**
3. Recommendation to cut & cap the showers in the bathrooms at CC.
Action: A motion was made, seconded and unanimously passed to approve funds not to exceed \$500.00 for the cost to cut & cap the showers at the Community Center. (Mann/Glaser)

K. Executive Session

Action: A motion was made, seconded and unanimously passed to allow Russell Clanagan, Walter Ross and Trish Ledbetter to speak on behalf of The Board of Directors for the purpose of settlement in current litigation matters. (Glasner/Mann)

VI Old Business

VII New Business

VIII Future Meeting Schedule

February Study Session – February 22, 2006 @ 7:00pm
February Board Meeting – February 28. 2006 @ 7:00pm

IX Adjournment

The January 31, 2006 CRCA Board Meeting was adjourned at 8:47 pm. (Glasner/ Ross)