

# Continental Ranch Community Association

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## **Minutes of the Board Meeting Monday, February 28, 2006**

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted a Board Meeting on Tuesday, February 28, 2006 at 7:00PM. In attendance were Russell Clanagan, Jan Mann, Walter Ross, Nicole Glasner, Gunter Haussler, Sharon Dvorkin-Solotky. Shane Swanson was excused. Representing Platinum Management was Trish Ledbetter, Senior Manager and Michelle Gorto, Assistant Manager. Homeowners in attendance were: See sign-in sheet.

### **I Call to Order/Verify Quorum**

President Clanagan called the February 28, 2006 CRCA Board Meeting to order at 7:00 PM. A quorum of 6 to conduct an official meeting existed.

### **II Homeowner Forum**

Linda Grzesik suggested that the association look into a landscape program that was being sponsored by Tohono Chul.

### **III INVITED GUESTS: No guests present.**

### **III Approval of the Minutes**

The January 31, 2006 Board Meeting minutes were reviewed.

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

### **IV Appeals**

- 1. 3005 – Action:** A motion was made, seconded and unanimously passed to deny the request for leniency of the rules. (Mann/ Glasner)
- 2. 4102 - Action:** A motion was made, seconded and unanimously passed to deny appeal of street parking, boat storage, duty of maintenance and weed fines. (Mann/ Glasner)
- 3. 9183 - Action:** A motion was made, seconded and unanimously passed to deny the request for a waiver of the curb strip rule. (Mann/Ross)
- 4. 28052 - Action:** A motion was made, seconded and unanimously passed to deny the request for reimbursement of time, appeal of the prior BOD decision and the CC & R change. (Mann/ Glasner)
- 5. 42010 - Action:** A motion was made, seconded and unanimously passed to deny the request for a waiver of the call in policy for parking. Homeowner suggestions will be taken under advisement. (Mann/Glasner)

### **V Reports**

#### **A. President's Report**

President Clanagan spoke to the policy of guest parking and will put it into the Windmill for homeowner comments before adopting procedure submitted by the Covenants Committee. He also spoke about meeting with Kathleen Buske, President of PMI, regarding the management contract. The contract will be reviewed by the Board of Directors for renewal.

**B. Finance Committee**

1. The February 8, 2006 minutes were noted as reviewed with no comment.
2. Financials were approved as submitted for December 2005 and January 2006.
3. Recommendation to accept October 31, 2005 audited financials from the CPA.  
**Action:** A motion was made, seconded and passed to accept the audited financials with a (5 to 1) vote. (Mann/Haussler with Glasner abstaining)

**C. Manager's Report**

1. Recommendation to replace the heat pump at the Community Center.  
**Action:** A motion was made, seconded and unanimously passed to accept proposal submitted by Pueblo Heating to replace heat pump. (Mann/Glasner)
2. Recommendation for non-renewal of the color advertising exception  
**Action:** A motion was made, seconded and unanimously passed for non-renewal of the color advertising exception. (Glasner/Mann)
3. Recommendation to accept Annual Meeting timeline.  
**Action:** A motion was made, seconded and unanimously passed to accept the Annual Meeting timeline. (Mann/Glasner)
4. Recommendation to approve Termite Control Contract  
**Action:** A motion was made, seconded and unanimously passed to accept proposal submitted by Tucson Exterminating for termite control. (Mann/Glasner)

**D. Pool Committee**

1. The February 13, 2006 minutes were noted as reviewed with no comment.
2. Recommendation to drain the CC pool and tot pool prior to opening and close WP pool from April 17-21 for repairs, draining and maintenance.  
**Action:** A motion was made, seconded and unanimously passed to approve draining of the CC pool and the closure of Windmill pool for repairs during the period of April 17-21. (Hausler/ Dvorkin-Solotky)
3. Recommendation to clean the CC pool and tot pool tiles prior to the April 1<sup>st</sup> opening.  
**Action:** A motion was made, seconded and unanimously passed to approve the recommendation to clean the CC pool and tot pool prior to the April 1<sup>st</sup> opening. (Hausler/ Dvorkin-Solotky)
4. Recommendation to adopt procedures to revoke pool privileges.  
**Action:** A motion was made, seconded and unanimously passed to adopt procedure to revoke pool privileges. (Hausler/Mann)
4. Recommendation to approve Swim Girl and ISR to offer lessons at the CC pool.  
**Action:** A motion was made, seconded and unanimously passed to approve Swim Girl and ISR to offer lessons at the CC pool. (Mann/Glasner)

**E. Landscape Committee**

1. The February 7, 2006 minutes were noted as reviewed with no comment.

**F. Covenants Committee**

1. The February 22, 2006 minutes were noted as reviewed with no comment.
2. **Action:** A motion was made, seconded and unanimously passed to accept all standard fine recommendations. (Mann/ Glasner)

3. **Action:** A motion was made, seconded and unanimously passed to accept all daily fine recommendations. (Mann/ Glasner)
4. Recommendation for Parking Policy & Procedures  
**Action:** Tabled for further discussion.

**G. Architectural Review Committee**

1. The January 25, 2006 and February 8, 2006 minutes were noted as reviewed with no comment.

**H. Activities/Publicity Committee**

1. The February 8, 2006 and February 16, 2006 minutes were noted as reviewed with no comment.
2. Recommendation to change meeting date and time.  
**Action:** A motion was made, seconded and unanimously passed to change meeting to the first Monday of the month at 10:00 AM. (Mann, Dvorkin-Solotsky)
3. Recommendation to approve additional funding for Spring Concert.  
**Action:** A motion was made, seconded and passed (5 to 1) to approve up to \$1200 for additional funding for the Spring Concert. (Mann/Dvorkin-Solotky with Haussler opposed)
4. Recommendation to approve Womens Pampering Night in July  
**Action:** A motion was made, seconded and unanimously passed to approve Womens Pampering Night in July (Mann/Glasner)
5. Recommendation to approve Family Night at Fiesta Lanes  
**Action:** A motion was made, seconded and unanimously passed to approve Family Night at Fiesta Lanes. (Mann/Glasner)
6. Recommendation to approve Apache Gold Casino Trip  
**Action:** A motion was made, seconded and unanimously passed to approve the Apache Gold Casino Trip. ( Mann/Glasner)

**I. Strategic Planning Committee**

1. No meeting held.

**J. Facilities Committee**

1. The February 20, 2006 minutes were noted as reviewed with no comment.
2. Recommendation to approve the repair and painting of the common wall along Coachline at a cost of \$4000.00.  
**Action:** A motion was made, seconded and unanimously passed to approve repair & repaint the common wall at a cost of \$4000.00
3. Recommendation to allow name change by homeowner vote.  
**Action:** A motion was made, seconded and unanimously passed to approve to allow name change for Parcels 4, 7 and 10 by homeowner vote. (Mann/Glasner)
4. Recommendation to approve monument sign for Parcel 7.  
**Action:** A motion was made, seconded and unanimously passed to approve purchasing monument sign for Parcel 7. (Mann/Dvorkin-Solotky)
5. Recommendation to approve monument sign for Parcel 4.  
**Action:** A motion was made, seconded and unanimously passed to approve purchasing monument sign for Parcel 4. (Mann/Dvorkin-Solotky)
6. Recommendation to approve monument sign for Parcel 10.

**Action:** A motion was made, seconded and unanimously passed to approve purchasing monument sign for Parcel 10. (Mann/Dvorkin-Solotky)

7. Recommendation to approve Parcel Naming.

**Action:** A motion was made, seconded and unanimously passed to approve naming of the parcels. (Mann/Haussler)

**K. Rental Room Task Force**

The February 17, 2006 minutes were reviewed with no comment.

1. Recommendation for Room Rental Policy and Fee Structure.

**Action:** A motion was made, seconded and unanimously passed to accept the Room Rental Policy and Fee Structure. (Glasner/Mann)

**Action:** A motion was made, seconded and unanimously passed to disband the Rental Room Task Force thanking them for their time. (Glasner/Mann)

**VI Old Business**

**VII New Business**

**VIII Future Meeting Schedule**

**Study Session – March 22, 2006 @ 7:00pm**

**Board Meeting – March 28, 2006 @ 7:00pm**

**IX Adjournment**

The February 28, 2006 CRCA Board Meeting was adjourned at 8:45 pm. (Mann/Glasner)