

Continental Ranch Community Association

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Minutes of the Board Meeting Tuesday, March 28, 2006

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted a Board Meeting on Tuesday, March 28, 2006 at 7:00PM. In attendance were Russell Clanagan, Jan Mann, Walter Ross, Nicole Glasner and Sharon Dvorkin-Solotky. Gunter Haussler 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 March 28, 2006 CRCA Board Meeting to order at 7:00 PM. A quorum of 5 to conduct an official meeting existed.

II Homeowner Forum

Concern was made about glass in the parking lot by the Community Center. A request was made to thank the Town of Marana for the walkway and the parking lot.

III INVITED GUESTS: No guests present.

III Approval of the Minutes

The February 28, 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. **7109 – Action:** A motion was made, seconded and unanimously passed to deny the appeal of collection fees. (Mann/ Ross)
2. **11121 - Action:** A motion was made, seconded and passed (4 to 1) to approve the driveway extension in the curb strip. (Ross/Solotky with Mann opposing)
3. **16084 - Action:** A motion was made, seconded and unanimously passed to deny the request appeal of the parking fines and request of parking waiver. (Mann/Solotky)
4. **24032 - Action:** A motion was made, seconded and unanimously passed to deny the request for appeal of parking fines, collection fees, postage fees and lien fees. (Mann/Ross)
5. **40040 - Action:** A motion was made, seconded and unanimously passed to uphold Covenants decision about wall damage. (Mann/Ross)

V Reports

A. President's Report

President Clanagan acknowledged that Shane Swanson had resigned his position on the Board of Directors. The board would be accepting resumes for consideration and information would be in the newsletter. He requested that Covenants and the membership review the parking policy and submit comment to management.

1. Management Contract – Renewal of Management contract with Platinum Management.

Action: A motion was made, seconded and unanimously passed to approve the new contract with the amendment to the Activities section. The contract to say that management will be present at 4 events each year with advance notice.

B. Finance Committee

1. The March 8, 2006 minutes were noted as reviewed with no comment.
2. Financials were approved as submitted for February 2006.
3. Recommendation for repayment of monies owned from Reserve Cash to Operating Cash from US Bank and the remainder from Alliance Bank in the amount of \$60,951.75.

Action: A motion was made, seconded and unanimously passed to approve repayment of reserve cash from operating cash. (Mann/Glasner)

4. Recommend to have Associate Reserves, LLC out of Phoenix to do the yearly update of the Reserve Study not to exceed \$1100.00 in cost.

Action: A motion was made, seconded and unanimously passed to approve to get the reserve study updated not to exceed \$1100.00. (Mann/Glasner)

5. Recommendation of a 3 month advance payment to the reserves as budgeted in addition to normal monthly funding to be done in March or April.

Action: A motion was made, seconded and unanimously passed to approve an advanced payment in to the reserves in addition to normal monthly funding. (Mann/Glasner)

6. Recommend going out to bid for CPA tax services and yearly audit for the year ending October 31, 2006.

Action: A motion was made, seconded and unanimously passed to Approve going out to bid for CPA tax and audit service. (Mann/Solotky)

C. Manager's Report

1. Recommendation to purchase chairs for Board meeting

Action: A motion was made, seconded and unanimously passed to approve Purchase of new chairs. (Mann/Solotky)

2. Recommendation to correct drainage problem at the Windmill park

Action: A motion was made, seconded and unanimously passed to approve funds to correct the drainage and irrigation at Windmill. (Mann/Solotky)

3. Recommendation for TEP pedestal for Coachline irrigation system

Action: A motion was made, seconded and unanimously passed to approve Funds to purchase a TEP pedestal for Coachline irrigation system. (Solotky/Mann)

4. Recommendation to move the May Board meeting due to Memorial Day

Action: Tabled

D. Pool Committee

1. The March 13, 2006 minutes were noted as reviewed with no comment.

E. Landscape Committee

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

F. Covenants Committee

1. The March 21, 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 February 22, 2006 and March 8, 2006 minutes were noted as reviewed with no comment.

H. Activities/Publicity Committee

1. March 6, 2006 Minutes
2. Recommendation to donate \$300.00 worth of stuffed Easter Eggs for the Marana Hip Hop event.
Action: A motion was made, seconded and unanimously passed to donate \$300.00 worth of stuffed eggs for Marana's Hip Hop event. (Glasner/Mann)
3. Recommendation to use \$120.00 for the May Sidewinders Baseball game to purchase tickets a head of time and resale to the homeowners.
Action: A motion was made, seconded and unanimously passed to purchase Sidewinder tickets in the amount of \$120.00. (Mann/Glasner)
4. Recommendation to move the approved Ladies Night Out event from July to August to better prepare for the event.
Action: A motion was made, seconded and unanimously passed to approve Ladies Night Out to be moved to a date in August. (Mann/Glasner)
5. Recommendation to move the approved Spring Concert from May 6th to May 27th to meet the availability needs of the selected band and stage equipment.
Action: A motion was made, seconded and unanimously passed to approve To change the date of the Spring Concert to May 27, 2006. (Solotky/Glasner)
6. Acknowledgement of the resignations of Kim Fernando and Ron Mansfield.

I. Strategic Planning Committee

1. No meeting held.

J. Facilities Committee

1. March 20, 2006 Minutes
2. Request to move the April committee meeting from April 17 to the 24th at 6:30 pm to allow for a majority of the committee members to attend.
Action: motion was made, seconded and unanimously passed to approve To change the date of the meeting to April 24, 2006. (Mann/Solotky)
3. Acknowledgement of Anthony Prowell's resignation
4. Recommendation to appoint Jason Giessinger to the committee.
Action: motion was made, seconded and unanimously passed to approve Appointment of Jason Giessinger to the facilities committee. (Solotky/Glasner)

K. Rental Room Task Force

1. Recommendation for Procedures to enforce CC&R rule for leases.
Action: A motion was made, seconded and unanimously passed to accept the CC&R enforcement for leases. (Mann/Ross)

VI Old Business

VII New Business

- Marana Parks and Rec. Tot Program – Renewal of contract - Tabled
- Daisy Studios – Extension of contract
ACTION: A motion was made, seconded and unanimously passed to allow additional classes to be held in the back room. (Mann/ Ross)
- Sanctuary UMF – Long term room rental -Tabled
- Fitness Boot Camp – Long term room/park rental - Tabled

VIII Future Meeting Schedule

Study Session – April 19, 2006 @ 7:00pm

Board Meeting – March 25. 2006 @ 7:00pm

IX Adjournment

The March 28, 2006 CRCA Board Meeting was adjourned at 8:05 pm. (Solotky/Glasner)