

Continental Ranch Community Association

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Minutes of the Board Meeting Tuesday, April 25, 2006

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted a Board Meeting on Tuesday, April 25, 2006 at 7:00PM. In attendance were Russell Clanagan, Jan Mann, Nicole Glasner and Sharon Dvorkin-Solotky. Gunter Haussler and Walter Ross were 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 April 25, 2006 CRCA Board Meeting to order at 7:00 PM. A quorum of 4 to conduct an official meeting existed.

II Homeowner Forum

Questions were raised regarding the parking rules within Continental Ranch. It was suggested that a town hall meeting may be a way to help and get homeowners to raise concerns and give ideas. Homeowners were please with the condition of the pools this season.

III INVITED GUESTS: Town of Marana Tot Program– Christy

Town of Marana requested the use of the back room for the tot program.

III Approval of the Minutes

The March 28, 2006 Board Meeting minutes were reviewed.

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

IV Appeals

1. 3005 – Waiver of Trash can rule (previously reviewed by the Board)
Action: A motion was made, seconded and unanimously passed to deny the request to waive the trash container rule. (Mann/Glasner)
2. 4102 – Waiver of Parking fines
Action: A motion was made, seconded and unanimously passed to deny the request to waive parking fines. (Mann/Glasner)
3. 12B016 – Waiver of Certified Letter fees
Action: A motion was made, seconded and unanimously passed to deny the request to waive certified letter fees. (Mann/Glasner)
4. 12B020 – Appeal of ARC approval on House Paint Colors
Action: A motion was made, seconded and passed 3 to 1 to deny appeal of paint colors. (Mann/Glasner with Dvorkin-Solotky opposing)
5. 16101 – Appeal of Yard Maintenance rule and waiver of fines
Action: A motion was made, seconded and unanimously passed to deny waiver of yard maintenance fines. (Mann/Glasner)

6. 18016 – Appeal of ARC denial of security door
Action: Tabled
7. 18121 – Waiver of Parking fines
Action: A motion was made, seconded and unanimously passed to waive two of the four parking violations. Homeowner will still be responsible for certified letter charges. (Dvorkin-Solotky/Clanagan)
8. 27B098 – Pool Key Rule
Action: A motion was made, seconded and unanimously passed to deny pool key request. (Mann/Dvorkin-Solotky)
9. 27B160 – Waiver of Duty of Maintenance fines
Action: Table
10. 29075 – Waiver of late fee
Action: A motion was made, seconded and unanimously passed to deny request to waive late fee. (Mann/Dvorkin-Solotky)
11. 42010 – Request for POD for three weeks
Action: A motion was made, seconded and passed 3 to 1 to approve the request for POD to be delivered in the driveway for one week. Homeowner will be required to request additional time from the board. (Glasner/Dvorkin-Solotky with Mann opposing)
12. 42035 – Waiver of late fee
Action: A motion was made, seconded and unanimously passed to deny the request to waive late fee. (Glasner/Mann)
13. 42064 – Waiver of Trash Can rule
Action: A motion was made, seconded and unanimously passed to deny request for waiver of the trash container rule. (Glasner/Mann)
14. 50030 – Clarification of RV storage
Action: A motion was made, seconded and unanimously passed to deny request to allow for RV to be hooked up to home during storage periods. (Mann/Dvorkin-Solotky)
15. 50030 – Waiver of Fruit Tree rule
Action: A motion was made, seconded and unanimously passed to deny request for waiver of fruit tree rule. (Mann/Glasner)
16. 50044 – Request to store an RV
Action: A motion was made, seconded and unanimously passed to deny request for RV storage. (Mann/Dvorkin-Solotky)
17. 69047 – Waiver of Parking fines
Action: A motion was made, seconded and unanimously passed to deny request for waiver of parking fines. (Mann/Dvorkin-Solotky)

V Reports

A. President's Report

B. Finance Committee

1. The April 12, 2006 minutes were noted as reviewed with no comment.
2. Financials were approved as submitted for March 2006.

C. Manager's Report

D. Pool Committee

1. The April 10, 2006 minutes were noted as reviewed with no comment.
2. Recommendation to use budgeted funds to repair the tip of the spa at Windmill Pool at a cost not to exceed \$700.00.

Action: Tabled

E. Landscape Committee

1. April 4, 2006 minutes were noted as reviewed with no comment.
2. Recommendation to use partial funds put aside for Phase III of the irrigation project and install Phase I of the Coachline landscape re-vegetation program not to exceed \$45,000.00.

Action: Tabled

F. Covenants Committee

1. The April 18, 2006 minutes were noted as reviewed with no comment.
2. **Action:** Tabled

G. Architectural Review Committee

1. The March 22, 2006 and April 5, 2006 minutes were noted as reviewed with no comment.

H. Activities/Publicity Committee

1. April 4, 2006 Minutes
2. Recommendation to use a mass e-mail program to update residents on up and coming events, monthly reminders of the events and monthly meetings. It would give people information that they may not be getting through the Windmill or the website. Events/activities that would be put in the email include BOD meetings, special community meetings and activities.

Action: Tabled

I. Strategic Planning Committee

1. No meeting held.

J. Facilities Committee

1. No meeting held.

VI Old Business

- Marana Parks & Recreation Tot Program – Renewal of contract
Action: Tabled
- Fitness Boot Camp – Long term room/park rental
Action: Tabled

VII New Business

- Appointment of Sandy Sckolnick, Jan Goodall & Arl Diaz to the Nominating Committee.
Action: Tabled
- Karate Kidz – Summer rental request.
Action: Tabled

VIII Future Meeting Schedule

Study Session – May 17, 2006 @ 7:00pm

Board Meeting – May 25, 2006 @ 7:00pm

IX Adjournment

The April 25, 2006 CRCA Board Meeting was adjourned at 8:45 pm due to no quorum. A continuation meeting will be scheduled.