

# Continental Ranch Community Association

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## **Minutes of the Board Meeting Tuesday, May 23, 2006**

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted a Board Meeting on Tuesday, May 23, 2006 at 7:00PM. In attendance were Russell Clanagan, Jan Mann, Nicole Glasner and Sharon Dvorkin-Solotky and Gunter Haussler. Walter Ross 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 May 23, 2006 CRCA Board Meeting to order at 7:00 PM. A quorum of 5 to conduct an official meeting existed.

### **II Homeowner Forum**

Comment was made that homeowners are very satisfied with the pools. The website was also discussed. There was also reminder that the Spring Concert was going to be held at the Windmill Park on May 27, 2006.

### **III INVITED GUESTS: None**

### **IV Approval of the Minutes**

The April 25, 2006 & May 1, 2006 Board Meeting minutes were reviewed.

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

### **V APPOINTMENT OF NEW BOARD MEMBER**

Tom Licht was unanimously appointed to the Board of Directors.

### **VI. Appeals**

- 27A031 – Architectural Appeal – Up lighting  
**Action:** A motion was made and seconded (3 to 2) to deny appeal to keep the up lighting in the front yard landscape. (Mann/Clanagan with Haussler and Dvorkin-Solotky opposing)
- 27B160 – Covenants Appeal – Yard Maintenance  
**Action:** A motion was made, seconded and unanimously passed to deny appeal for yard maintenance fines to be removed. (Mann/Dvorkin-Solotky)
- 28073 – Waiver of Trash Container Rule  
**Action:** A motion was made, seconded and unanimously passed to deny the waiver of the trash container rule. (Glasner/Mann)
- 40287 – Architectural Appeal – Blue Security Door  
**Action:** A motion was made, seconded and passed (4 to 1) to approve architectural

appeal with the stipulation that lot will come into compliance at time of sale of the home, home needs to be repainted or 5 years which ever comes first.

(Haussler/Dvorkin-Solotky with Clanagan opposing)

- 43075 – Commercial Vehicle Parking Waiver

**Action:** A motion was made, seconded and unanimously passed to deny the request for a waiver of the commercial vehicle parking regulation. (Mann/Haussler)

## V Reports

### A. President's Report

President Clanagan spoke to an approval that was given to lot 11121 in regards to a driveway extension that extended into the curb strip area. Upon review of this decision with the attorney it was decided that the board acted in error and the approval would not be valid.

**Action:** A motion was made, seconded and unanimously passed to deny the approval for the driveway extension to extend into the curb strip area. (Mann/Dvorkin-Solotky)

A town hall meeting was discussed for the purpose of homeowners to present new ideas and thoughts on current processes.

### B. Finance Committee (Mann took over meeting for Clanagan)

1. The April 12, 2006 minutes were noted as reviewed with no comment.
2. Financials were approved as submitted for April 2006.
3. Acknowledgement of the resignation of Paul Taylor.

### C. Manager's Report No action taken.

### D. Pool Committee

1. The May 10, 2006 minutes were noted as reviewed with no comment.

### E. Landscape Committee

1. May 2, 2006 minutes were noted as reviewed with no comment.
2. Acknowledgement of the resignation of Janet Kline.

### F. Covenants Committee

1. The May 16, 2006 minutes were noted as reviewed with no comment.
2. Recommendation for Violation Fines  
**Action:** A motion was made, seconded and unanimously passed to approve the recommendation for violation fines. (Glasner/Dvorkin-Solotky)
3. Recommendation for Daily Fines - 19014  
**Action:** A motion was made, seconded and unanimously passed to approved daily fines for lot 19014. (Dvorkin-Solotky/Glasner)
4. Recommendation for Lot Clean Up – 19014  
**Action:** A motion was made, seconded and unanimously passed to approve the recommendation for lot clean up after 30 days if the weeds have not been removed. The clean up fee will be charged back to the homeowner. (Dvorkin-Solotky/Glasner)

**G. Architectural Review Committee**

1. The April 19, 2006 and May 3, 2006 minutes were noted as reviewed with no comment.

**H. Activities/Publicity Committee**

1. May 1, 2006 Minutes were noted as reviewed with no comment.
2. Recommendation to spend up to \$250.00 for give-a-ways to members who read the newsletter and answer questions, riddles, etc.

**Action:** A motion was made, seconded and unanimously passed to approve the committee to spend up to \$250.00 for give-a-ways and provide feedback to the BOD. (Glasner – Dvorkin-Solotky)

3. Recommendation to appoint Barbara Herron to the committee.

**Action:** A motion was made, seconded and unanimously passed to approve to appoint Barbara Herron to the committee. (Glasner/Dvorkin-Solotky)

**I. Strategic Planning Committee**

1. May 11, 2006 Minutes were reviewed with no comment.

**J. Facilities Committee**

1. April 24, 2006 Minutes were reviewed with no comment.

**VI Old Business**

**VII New Business**

**VIII Future Meeting Schedule**

**Study Session – June 21, 2006 @ 7:00pm**

**Board Meeting – June 27. 2006 @ 7:00pm**

**IX Adjournment**

The May 23, 2006 CRCA Board Meeting was adjourned at 8:14 pm. (Dvorkin-Solotky/Haussler)