

Continental Ranch Community Association

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Minutes of the Board Meeting Tuesday, June 27, 2006

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted a Board Meeting on Tuesday, June 27, 2006 at 7:00PM. In attendance were Russell Clanagan, Jan Mann, Nicole Glasner and Sharon Dvorkin-Solotky and Gunter Haussler, Tom Licht and Walter Ross. 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 June 27, 2006 CRCA Board Meeting to order at 7:00 PM. A quorum of 7 to conduct an official meeting existed.

II Homeowner Forum

Action: A motion was made, seconded and unanimously passed to move the homeowner forum section to the end of the meeting. (Glasner/Dvorkin – Solotky)
Agreement about the increase in assessment was presented. Homeowner wanted the topic of discussion for the study sessions to be in the newsletter.

III INVITED GUESTS: Jim Degrood (see appeals)

IV Approval of the Minutes

The June 27, 2006 Board Meeting minutes were reviewed.

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

V. Appeals

1. Town of Marana – Tot Program rental fee decrease
Action: A motion was made, seconded and unanimously passed to table this request until the July board meeting. (Mann/Haussler)
2. 3049 – waiver of collection fees
Action: A motion was made, seconded and unanimously passed to deny the request for waiver of collection fees. (Haussler/Dvorkin-Solotky)
3. 3132 – waiver of late fee
Action: A motion was made, seconded and passed (6 to 1) to deny waiver of late fee. (Dvorkin-Solotky/Ross with Haussler opposing)
4. 10102 – waiver of late fee
Action: A motion was made, seconded and passed (5 to 2) to approve the waiver of late fee. (Glasner/Haussler with Ross and Clanagan opposing)
5. 11095 – waiver of late fee
Action: A motion was made, seconded and passed (5 to 2) to deny the waiver of late fee. (Mann/Glasner with Haussler and Licht opposing)
6. 12A053 – waiver of late fee

- Action:** A motion was made, seconded and passed (4 to 3) to approve the waiver of late fee. (Glasner/Dvorkin-Solotky with Mann, Clanagan and Ross opposing)
7. 12B076 – waiver of late fee
Action: A motion was made, seconded and passed (5 to 2) to deny the waiver of late fee. (Mann/Glasner with Haussler and Licht opposing)
 8. 17002 – waiver of late fee
Action: A motion was made, seconded and passed (4 to 3) to deny the waiver of late fee. (Mann/Ross with Dvorkin-Solotky, Haussler and Licht opposing)
 9. 43006 – waiver of late fee
Action: A motion was made, seconded and passed (6 to 1) to deny the waiver of later fee. (Glasner/Mann with Haussler opposing)
 10. 50001 – waiver of late fee
Action: A motion was made, seconded and passed (6 to 1) to deny the waiver of later fee. (Mann/Glasner with Haussler opposing)
 11. 3005 – waiver of trash can fines
Action: A motion was made, seconded and passed (6 to 1) to deny the waiver of trash container fines. (Haussler/Glasner with Dvorkin-Solotky opposing)
 12. 3125 – front yard court yard
Action: A motion was made, seconded and unanimously passed to uphold the decision made by the Architectural committee to deny the appeal. (Haussler/Ross)
 13. 18016 – appeal of screen door (Tabled from prior meeting)
Action: A motion was made, seconded and unanimously passed to approve the appeal for screen door. (Mann/Glasner)
 14. 52C027 – hold appeal until August
Action: A motion was made, seconded and unanimously passed to approved to table appeal until July. (Glasner/Dvorkin-Solotky)
 15. 52D001 – RV storage
Action: A motion was made, seconded and unanimously passed to table this appeal until the July meeting. (Glasner/Mann)

VI Reports

A. President's Report

President Clanagan presented the liaison assignments for the board.

B. Finance Committee

1. The June 14, 2006 minutes were noted as reviewed with no comment.
2. Financials were approved as submitted for May 2006.
3. Recommendation to award the CPA contract to Mitchell & Roediger for the 2006 audit and tax returns for \$6,000.00.
Action: A motion was made, seconded and unanimously passed to award the CPA contract to Mitchell & Roediger for \$6,000.00. (Mann/Dvorkin-Solotky)
4. Recommendation to increase assessment 5.32% starting November 1, 2006.
Action: A motion was made, seconded and passed to increase assessments 5.32% starting November 1, 2006. (Mann/Dvorkin – Solotky with Clanagan opposing)
5. Recommend Billy Shannon to be a member of the Finance Committee.

Action: A motion was made, seconded and unanimously passed to appoint Billy Shannon as a member of the Finance committee. (Mann/Glasner)

C. Manager's Report

1. Parcel 39 transition from Pulte
2. Cingular Wireless lease request

Action: A motion was made, seconded and unanimously passed to deny lease request. (Mann/Dvorkin-Solotky)

3. Roll-off dumpster policy

Action: A motion was made, seconded and unanimously passed to approve the roll off dumpster policy stating:

A lot may have a roll-off dumpster in the driveway for up to 7 days for the purpose of containing construction debris. The roll-off dumpster must be secured to ensure all debris is contained and does not blow out or fall on the ground surrounding the unit. A lot in need of a dumpster must notify the Association prior to the delivery of the dumpster with the dates the unit will be on site. Any need to have a dumpster beyond the 7 day window will need to be approved by the Board of Directors prior to delivery. (Glasner/Mann)

D. Pool Committee

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

E. Landscape Committee

1. June 6, 2006 minutes were noted as reviewed with no comment.
2. Presentation of final landscape plans for Coachline

F. Covenants Committee

1. The June 20, 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 except for lot 52D001 which will be tabled for further information. (Mann/Glasner)

G. Architectural Review Committee

1. The May 17, 31 and June 14, 2006 minutes were noted as reviewed with no comment.

2. Recommendation to appoint Bob Prokop to the committee.

Action: A motion was made, seconded and unanimously passed to appoint Bob Prokop to the Architectural Review Committee. (Glasner/Mann)

3. Recommendation for rule change on patio covers

Action: A motion was made, seconded and unanimously passed to change the verbiage in regards to the guidelines for patio covers to the following:

Patio Covers (Solid or Open Slats)

The patio roof shall be an integrated part of the existing house and shall compliment it in design, color, and quality, and shall blend with the existing house so as to have the appearance of a united structure. All structures must be in compliance with the building codes for the Town of Marana. (Ross/Dvorkin-Solotky)

H. Activities/Publicity Committee

1. June 5 , 2006 Minutes were noted as reviewed with no comment.
2. Recommendation to appoint Bella Romain to the committee.
Action: A motion was made, seconded and unanimously passed to appoint Bella Romain ,Barbara Herron to the committee. (Mann/Glasner)

I. Strategic Planning Committee

1. June 8, 2006 Minutes were reviewed with no comment.

J. Facilities Committee

1. June 19, 2006 Minutes were reviewed with no comment.
2. Recommendation to install the monuments signs for the following parcels – Parcel 4 (Desert Sage), Parcel 7 (Desert Vista) and Parcel 10 (Sombrero Vista) at a cost not to exceed \$8500.00.
Action: A motion was made, seconded and unanimously passed to replace Install the monuments signs for parcels 4, 7 and 10 at a cost not to exceed \$8500.00. (Dvorkin – Solotky/Licht)

VI Old Business

VII New Business

1. Saturday writing classes
Action: A motion was made, seconded and unanimously passed to approve request for Saturday writing classes to be held at the Community Center. (Glasner/Mann)
2. Approval for the 2006/2007 Budget
Action: A motion was made, seconded and unanimously passes to approve the 2006/2007 budget as presented. (Dvorkin-Solotky/Licht)

VIII Future Meeting Schedule

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

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

IX Adjournment

The June 27, 2006 CRCA Board Meeting was adjourned at 8:40 pm. (Glasner/Mann)