

Continental Ranch Community Association

9150 N. Coachline Blvd Tucson, AZ 85743 Phone: (520) 297-7600 Fax: (520) 297-7917

Minutes of the Board Meeting Tuesday, July 26, 2006

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted a Board Meeting on Tuesday, July 26, 2006 at 7:00PM. In attendance were Jan Mann, Nicole Glasner, Walter Ross and Tom Licht. Sharon Dvorkin-Solotky, Gunter Haussler and Russell Clanagan 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

Jan Mann called the July 26, 2006 CRCA Board Meeting to order at 7:00 PM. A quorum of 4 to conduct an official meeting existed.

II Homeowner Forum

Homeowners expressed their opinions regarding heating the pool year round.

III INVITED GUESTS: Jim Degrood

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/Ross)

V. Appeals

1. Town of Marana – Tot Program rental fee decrease (Tabled from June)

Action: A motion was made, seconded and unanimously passed to deny the request for a rental fee decrease. (Glasner/Ross)

2. 7089 – Appeal of Covenant fines

Action: A motion was made, seconded and unanimously passed to deny the request to waive fines however the homeowner will have 30 days to resolve all landscape issues. (Glasner/Ross)

3. 19116 - Appeal of Basketball hoop fines

Action: A motion was made, seconded and unanimously passed to deny the request to waive fines. (Glasner/Ross)

4. 43010 – Appeal of Collection fees

Action: A motion was made, seconded and unanimously passed to table until the August board meeting. (Glasner/Licht)

5. 52D001 – RV storage (Tabled from June)

Action: A motion was made, seconded and unanimously passed to deny the request to store the RV on property. (Ross/Licht)

VI Reports

A. President's Report

No report.

B. Finance Committee

1. The July 12, 2006 minutes were noted as reviewed with no comment.
2. Financials were approved as submitted for June 2006.
3. Recommendation to reimburse operating case from reserve account (US Bank) for the amount of \$79,652.91.
Action: A motion was made, seconded and unanimously passed to reimburse operating cash from the reserve account in the amount of \$79,652.91. (Glasner/Ross)
4. Recommendation to change the late fee to 10.1% effective November 1, 2006 with new assessment rate.
Action: A motion was made, seconded and unanimously passed to increase the late fee to 10.1% starting November 1, 2006. (Glasner/Licht)
5. Recommend to accept the 2006-2007 Reserve Study which shows a 64% funded balance by October 2007.
Action: A motion was made, seconded and unanimously passed to accept the 2006-2007 Reserve Study. (Glasner/Licht)

C. Manager's Report

1. Parcel 39 transition from Pulte
2. Late fees for new homeowners
Action: A motion was made, seconded and unanimously passed to accept a policy allowing homeowners that are in the escrow process when assessments are mailed out would have through the 30th of the month that assessments are due. (Licht/Glasner)
3. Volunteer Luncheon
Action: A motion was made, seconded and unanimously passed to approve the Volunteer Luncheon to be scheduled for October 14, 2006 and funds to be taken from discretionary account. (Glasner/Licht)

D. Pool Committee

1. The July 10, 2006 minutes were noted as reviewed with no comment.
2. Recommendation to appoint Colin Cordell to the committee.
Action: A motion was made, seconded and unanimously passed to appoint Colin Cordell to the pool committee. (Glasner/Ross)

E. Landscape Committee

No meeting held.

F. Covenants Committee

1. The July 18, 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/Licht)

G. Architectural Review Committee

1. The June 28 and July 12, 2006 minutes were noted as reviewed with no comment.

H. Activities/Publicity Committee

1. July 10, 2006 Minutes were noted as reviewed with no comment.
2. Recommendation to hold Fall Festival on November 11, 2006.
Action: A motion was made, seconded and unanimously passed to hold Fall Festival on November 11, 2006. (Glasner/Ross)

I. Strategic Planning Committee

1. July 13, 2006 Minutes were reviewed with no comment.
2. Recommendation to have a homeowner forum September 14, 2006 from 6 pm to 8 pm at the Community Center.
Action: A motion was made, seconded and unanimously passed to have a homeowner forum on September 14, 2006.(Glasner/Licht)
3. Recommendation to use up to \$125.00 from their budget for the homeowner forum in September to present tentative plans for common areas and to get homeowner feedback.
Action: A motion was made, seconded and unanimously passed to approved \$125.00 for the forum. (Glasner/Licht)

J. Facilities Committee

No meeting held.

VI Old Business

None

VII New Business

Presentation of the Election Slate from the Nominating Committee – Sandy Shkolnick, chairperson and Jan Goodall presented the 5 person slate to the community. The committee interviewed all candidates and found the following. Nicole Glasner, Tom Licht and William Shannon are presented with 100% support of the committee. Jann Mann and Nathanael Warren Jr. were presented with reservations. All 5 homeowners are on the slate.

VIII Future Meeting Schedule

Study Session – August 23, 2006 @ 7:00pm

Board Meeting – August 29, 2006 @ 7:00pm

IX Adjournment

The July 26, 2006 CRCA Board Meeting was adjourned at 7:56 pm. (Glasner/Ross)