

# Continental Ranch Community Association

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## **Minutes of the Board Meeting Tuesday, August 29, 2006**

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted a Board Meeting on Tuesday, August 29, 2006 at 7:00 PM. In attendance were Jan Mann, Nicole Glasner, Walter Ross and Tom Licht, Gunter Haussler and Russell Clanagan. 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**

Russell Clanagan called the August 29, 2006 CRCA Board Meeting to order at 7:00 PM. A quorum of 6 to conduct an official meeting existed.

### **II Homeowner Forum: No comments. Invited Guests: None**

### **III Board Member Resignation**

#### **1. Election of Secretary**

**Action:** A motion was made, seconded and unanimously passed to appoint Tom Licht Secretary to replace Sharon due to her resignation. (Mann/Glasner)

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

The July 25, 2006 Board Meeting minutes were reviewed.

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

### **V. Appeals**

1. 3075 – Waiver of 5<sup>th</sup> notice for parking  
**Action:** A motion was made, seconded and unanimously passed to approve the request for a reduction of the fine from \$75.00 to \$37.50. (Haussler/Licht)
2. 7089 – Request for extension  
**Action:** A motion was made, seconded and unanimously passed to approve a 30 day extension for homeowner to submit to the Architectural Committee and clean up the lot. (Mann/Glasner)
3. 27A031 – Appeal of uplights  
**Action:** A motion was made, seconded and unanimously passed to approve request to allow homeowner to keep the lights in the front yard as long as they are directed in a downward position at all times. (Mann/Glasner)
4. 27B160 – Appeal of late fees and postage costs  
**Action:** A motion was made, seconded and unanimously passed to deny the request for fees to be waived. (Mann/Glasner)
5. 40200 – Waiver of fines  
**Action:** A motion was made, seconded and unanimously passed to deny the request for fines to be waived. (Mann/Ross)
6. 43010 – Appeal of Collection fees (tabled from July meeting)  
**Action:** A motion was made, seconded and unanimously passed to deny request for fees to be waived. (Glasner/Licht)
7. 51093 – Appeal of parking rules  
**Action:** A motion was made, seconded and passed 5 to 1 to deny the request

- to have additional areas of the lot designated for parking. (Hausler/Ross with Licht opposed.)
8. 52C006 – Storage of pop-up trailer & side yard parking  
**Action:** A motion was made, seconded and passed 5 to 1 to deny the request to store trailer. (Mann/Hausler with Glasner opposing due to time given to come into compliance.)  
**Action:** A motion was made, seconded and unanimously passed to deny the request for additional parking areas on lot to be designated for parking. (Ross/Mann)
  9. 52C027 – Window awnings  
**Action:** A motion was made, seconded and unanimously passed to approve the request to allow the current awnings to be maintained on the home until the time of sale or disrepair. (Mann/Licht)
  10. 52D001 – Time line for compliance (RV storage denied in July meeting)  
**Action:** A motion was made, seconded and unanimously passed to allow for homeowner to have until September 30, 2006 to relocate the RV off-site. (Mann/Glasner)

## VI Reports

### A. President's Report

President Clanagan spoke about the Board expecting 100% compliance in community stating that management was following directive.

### B. Finance Committee

1. The August 9, 2006 minutes were reviewed with no comment.
2. Financials were approved as submitted for August 2006.
3. Recommendation to renew the Washington Federal CD for 5 months.  
 Close the US Bank account and move the money to a money market account at M&I Bank and then move \$119,000 from Alliance Bank to a Bank One CD for 7 months.  
**Action:** A motion was made, seconded and unanimously passed to renew the Washington Federal CD for 5 months.  
 Close the US Bank account and move the money to a money market account at M&I Bank and then move \$119,000 from Alliance Bank to a Bank One CD for 7 months. (Glasner/Licht)
4. Recommendation to the Board to sign the Mitchell & Roediger CPA, LLP engagement letter to do CRCA annual audit and tax returns for the fiscal year.  
**Action:** A motion was made, seconded and unanimously passed to sign the Mitchell & Roediger CPA, LLP engagement letter to do CRCA annual audit and tax returns for the fiscal year. (Glasner/Mann)
5. Recommend to appoint Gina Nylander to become a member of the committee.  
**Action:** A motion was made, seconded and unanimously passed to appoint Gina Nylander a member of the Finance committee. (Clanagan/Mann)

### C. Manager's Report

1. Sunflower and the Twin Peaks Median  
**Action:** A motion was made, seconded and unanimously passed send landscape bill to Sunflower because there is a history of Sunflower taking care of this area and they need to continue their commitment to this area. (Hausler/Ross)
2. Parcel 26 Monument – Vandalism replacement  
**Action:** A motion was made, seconded and unanimously passed to replace the monument at a cost not to exceed \$2594.22. (Glasner/Mann)
3. Annual Meeting enticement budget

**Action:** A motion was made, seconded and unanimously passed to spend up to \$1000.00 for give-a-ways and snacks for the Annual Meeting. (Clanagan/Glasner)

4. Volunteer BBQ budget

**Action:** A motion was made, seconded and unanimously passed to spend up to \$750.00 for food and prizes at the Volunteer luncheon. (Mann/Glasner)

**Action:** A motion was made, seconded and unanimously passed to have the Board members participate in the preparing of the luncheon as a “thanks” to the volunteers. (Ross/Glasner)

5. Electrical bids for Windmill Ramadas

**Action:** A motion was made, seconded and unanimously passed to accept the bid from Bert’s Electric for an amount \$1887.02. (Haussler/Clanagan)

6. Hedging of properties

**Action:** A motion was made, seconded and unanimously passed to send back to the ARC committee for possible future guidelines on this specific issue. (Ross/Haussler)

7. Safeway Signage proposal

**Action:** A motion was made, seconded and unanimously passed to send to the association attorney for advisement. (Mann/Glasner)

**D. Pool Committee**

1. The August 14, 2006 minutes were reviewed with no comment.
2. Recommendation to keep the Windmill Pool open year round, heated, with the usage hours of 5 AM to 10 PM. To open the Community Center pool from May 1<sup>st</sup> to September 30<sup>th</sup> with it being heated through Labor Day. Usage hours to be 5 AM to 10 PM.

**Action:** A motion was made, seconded and passed (5 to 1) to approve to permanently keep the Windmill Pool open year round, heated, with the usage hours of 5 AM to 10 PM. To open the Community Center pool from May 1<sup>st</sup> to September 30<sup>th</sup> with it being heated through Labor Day. Usage hours to be 5 AM to 10 PM. ( Mann/Clanagan with Haussler abstaining)

**E. Landscape Committee**

1. August 1, 2006 Minutes were reviewed with no comment.

**F. Covenants Committee**

1. The August 22, 2006 minutes were 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. (Mann/Licht)

**G. Architectural Review Committee**

1. The July 12, 2006 and August 9, 2006 minutes were reviewed with no comment.

**H. Activities/Publicity Committee**

1. August 7, 2006 Minutes were reviewed with no comment.

2. Recommendation to appoint Denise Colhoun to the Committee.

**Action:** A motion was made, seconded and unanimously passed to Appoint Denise Colhoun to the Activities Committee. (Mann/Glasner)

3. Request to spend \$4000.00 for the November 11, 2006 Fall Festival.

**Action:** A motion was made, seconded and unanimously passed

to allow for funds not to exceed \$4000 to be used for Fall Festival.  
(Mann/Glasner)

4. Recommendation to approve the no cost activity of "Zoo Lights" holiday night out in December 2006 at Reid Park Zoo.

**Action:** A motion was made, seconded and unanimously passed to approve Zoo Lights at no expense to the association. (Mann/Glasner)

5. Recommendation to approve \$500.00 in prizes for the 2006 Holiday Decoration Contest.

**Action:** A motion was made, seconded and unanimously passed to approve funds not to exceed \$500 for the Holiday Decoration Contest.  
(Clanagan/Licht)

#### **I. Strategic Planning Committee**

1. August 10, 2006 Minutes were reviewed with no comment.

#### **J. Facilities Committee**

1. August 21, 2006 Minutes were reviewed with no comment.

2. Recommendation to replace the broken tot lot at parcel 28.

**Action:** A motion was made, seconded and unanimously passed to replace tot lot in parcel 28 not to exceed \$12,000. (Mann/Clanagan)

3. Recommendation to remove picnic table and four benches that are currently there and replace them with two new benches only in tot lot at parcel 28. **Action:** A motion was made, seconded and unanimously to approve the replacement of benches and picnic table at parcel 28 with two new benches. (Glasner/Mann)

#### **K. Elections Committee**

1. Appointment of Connie Gaddie, Margie Walp, Gladys Pope and Joan Travis-Triumph to the Committee.

**Action:** A motion was made, seconded and unanimously passed to appoint Connie Gaddie, Margie Walp, Gladys Pope and Joan Travis-Triumph to the Elections Committee. (Mann/Haussler)

2. Appointment of Lynn Lauro, Bob Vantrepotte, Bonnie Vantrepotte, JoAnn Ross, Joan Marchese, Miriam Moriarty, Rosemary Ferraco and Gene Sirak as Tellers for the ballot counting process.

**Action:** A motion was made, seconded and unanimously passed to appoint Lynn Lauro, Bob Vantrepotte, Bonnie Vantrepotte, JoAnn Ross, Joan Marchese, Miriam Moriarty, Rosemary Ferraco and Gene Sirak as Tellers for the ballot counting process. (Mann/Clanagan)

#### **VI Old Business**

1. Parking Policy and the CC&R's

**Action:** A motion was made, seconded and unanimously passed to seek a second legal opinion on the parking policy. (Glasner/Licht)

#### **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.

**Action:** A motion was made, seconded and unanimously passed to accept the Election Slate as presented by the Nominating Committee. (Haussler/Ross)

#### **VIII Future Meeting Schedule**

**Study Session – September 13, 2006 @ 7:00pm**  
**Meet the Candidates Night – September 20, 2006 @ 7:00 pm**  
**Board Meeting – September 26, 2006 @ 7:00pm**

**IX Adjourment**

The August 29, 2006 CRCA Board Meeting was adjourned at 8:40 pm. (Hausler/Glasner)