

Continental Ranch Community Association

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Minutes of the Board Meeting Tuesday, September 26, 2006

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted a Board Meeting on Tuesday, September 26, 2006 at 7:00PM. In attendance were Russell Clanagan, Jan Mann, Nicole Glasner, Walter Ross, Gunter Haussler and Tom Licht. 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 September 26, 2006 CRCA Board Meeting to order at 7:00 PM. A quorum of 6 to conduct an official meeting existed.

II Homeowner Forum

Homeowners expressed concerns about speeding on Coachline.

III INVITED GUESTS: None

IV Approval of the Minutes

The August 29, 2006 Board Meeting minutes were reviewed.

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

V. Appeals

1. 8060 – Waiver of Commercial Vehicle (trailer) policy
Action: A motion was made, seconded and unanimously passed to deny the request presented for a waiver of the trailer parking policy. (Haussler/Ross)
2. 8109 – Waiver of parking fine and postage reimbursement
Action: A motion was made, seconded and unanimously passed to deny the request presented to waive the parking fine and postage reimbursement. (Mann/Haussler)
3. 12B009 – Waiver of 6th & 7th parking violation and removal from collections.
Action: A motion was made, seconded and unanimously passed to waive fines associated with the current tenant. (Clanagan/Licht)
4. 18035 – Second request for fine waiver
Action: A motion was made, seconded and unanimously passed to deny the request presented to waive fine. (Mann/Glasner)
5. 50030 – Variance of RV storage permission
Action: A motion was made, seconded and passed (4 to 2) to approve to allow for the RV to be hooked up to the electrical outlet while it is stored on the property as previously approved. No RV storage will be allowed at time of transfer of ownership. (Clanagan/Licht with Haussler and Ross opposed)

VI Reports

A. President's Report

President Clanagan made a motion to abstain from assessing weed fines to the membership until the association's common area was weed free. Motion failed with Ross, Licht, Mann and Glasner opposing.

B. Finance Committee

1. The September 13, 2006 minutes were noted as reviewed with no comment.
2. Financials were approved as submitted for August 2006.
3. Recommendation for Journal entry to correct pass procedural errors stemming from 1999 and forward. The errors occurred from interaction in the software from closing or not closing the month and doing a credit to items in prior months. Procedures have been corrected in light of this understanding.
Action: A motion was made, seconded and unanimously passed to approve recommendation of the Finance Committee to make journal entry. (Clanagan/Mann)
4. Acknowledgment of Lisa's entry and Honorable Mention for caption contest on behalf of CRCA.
Action: No action taken.
5. Recommended change in collection policy from \$15 to 10.1%.
Action: A motion was made, seconded and unanimously passed to approve the recommendation to change the collection policy from \$15 to 10.1%. (Mann/Glasner)
6. Recommendation to appoint Gail Dubin to the Finance Committee.
Action: A motion was made, seconded and unanimously passed to appoint Gail Dubin to the Finance committee. (Mann/Glasner)

C. Manager's Report

1. Computer system support and dial in software.
Action: A motion was made, seconded and unanimously passed to enter into a system support agreement and to purchase dial in software not to exceed a setup cost of \$510.00 and \$200.00 per month. (Mann/Glasner)
2. 28052 Communications
Action: A motion was made, seconded and unanimously passed to send homeowners file to the association attorney for final comment and resolution. (Ross/Clanagan)

D. Pool Committee

1. The September 11, 2006 minutes were noted as reviewed with no comment.
2. Recommendation to purchase furniture for the pool facilities at a cost not to exceed \$8500.00, purchase 2 cubical sets at a cost not to exceed \$600.00, purchase 5 heat resistant ladders at a cost not to exceed \$2000.00 and to purchase an automatic chlorinator for the spa at a cost not to exceed \$2900.00. Total requested funds are \$14,000.00
Action: A motion was made, seconded and unanimously passed to approve the request to purchase pool furniture, cubicals, ladders and automatic chlorinator for the spa not to exceed \$14,000.00. (Glasner/Licht)

E. Landscape Committee

1. The September 5, 2006 minutes were noted with no comment.

2. Recommendation to remove all the dead trees on Coachline at a cost not to exceed \$1425.00.

Action: A motion was made, seconded and passed (5 to 1) to approve the recommendation to remove all the dead trees at a cost not to exceed \$1425.00. (Clanagan/Licht with Haussler opposing)

F. Covenants Committee

1. The September 19, 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/Mann)

G. Architectural Review Committee

1. The August 23, 2006 and September 6, 2006 minutes were noted as reviewed with no comment.

H. Activities/Publicity Committee

1. September 11, 2006 Minutes were noted as reviewed with no comment.
2. Recommendation to purchase PDF writers for the association office.

Action: A motion was made, seconded and unanimously passed to purchase PDF writers at a cost not to exceed \$1500.00. (Glasner/Mann)

I. Strategic Planning Committee

No meeting held.

J. Facilities Committee

1. September 18, 2006 Minutes
2. Recommendation to purchase a bench for the corner of Coachline & Twin Peaks not to exceed \$700.

Action: A motion was made, seconded and unanimously passed to table this request for additional information. (Glasner/Clanagan)

3. Recommendation to purchase new monument signs for Marbella II and Sunset Vista II not to exceed \$6,000.

Action: A motion was made, seconded and unanimously passed to table this request until the next meeting. (Glasner/Mann)

VI Old Business

None

VII New Business

1. Request for use of Community Center for Holistic Life Coach classes

Action: A motion was made, seconded and unanimously passed to approve the request the use of the Community Center for Holistic Life Coach classes. (Glasner/Mann)

2. Discussion of Action-in-lieu process

Action: A motion was made, seconded and passed (5 to 1) to approve a motion to have all action in lieu votes submitted by the members of the board in writing to management. If a board member is not able to access the internet or

come into the office a verbal vote will be accepted however a written vote must be submitted as soon as possible. (Mann/Glasner with Haussler opposing)

3. Funds – The Board has requested that the committees put together a list of proposed projects for review at the next meeting.

VIII Future Meeting Schedule

Study Session – October 10, 2006 @ 7:00pm

Board Meeting – October 18 2006 @ 7:00pm

Annual Meeting – October 24, 2006

IX Adjournment

The September 26, 2006 CRCA Board Meeting was adjourned at 8:55 pm.
(Glasner/Mann)