

Continental Ranch Community Association

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Minutes of the Board Meeting Wednesday, November 28, 2006

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted a Board Meeting on Wednesday, November 28, 2006 at 7:00PM. In attendance were Jan Mann, Nicole Glasner, Billy Shannon, Walter Ross, Russell Clanagan, and Tom Licht. Gunter Haussler 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

Jan Mann called the November 28, 2006 CRCA Board Meeting to order at 7:05 PM. A quorum of 6 to conduct an official meeting existed.

II Homeowner Forum – Thanks given to all the volunteers that participated in the Fall Festival. Homeowner asked questions about the procedures of appointment to committees within the community.

III GUESTS: Jim DeGrood – Jim informed the audience of some transit changes that will be occurring in the near future.

IV Approval of the Minutes

The October 18, 2006 Board Meeting minutes were reviewed.

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

V. Appeals

1. 7026 – Waiver of driveway extension in curb strip (tabled)
Action: A motion was made, seconded and passed to table this issue to allow for additional time to contact Nicole. (Glasner/Ross, with Clanagan not voting)
2. 7108 – Refund of advertising payment for October newsletter
Action: A motion was made, seconded and passed to issue one free month of advertising. (Licht/Ross, with Clanagan not voting)
3. 10111 – Waiver of late fee
Action: A motion was made, seconded and passed to waive the late fee on the account. (Licht/Shannon, with Clanagan not voting)
4. 11041 – Request recommendation for parking truck blocking sidewalk (tabled)
Action: A motion was made, seconded and unanimously passed to table issue until the next meeting. (Clanagan/Shannon)
5. 12B069 – Parking waiver for unmarked emergency vehicle
Action: A motion was made, seconded and passed to approve the waiver with the stipulation that the vehicle bears an official emblem or another visual designation as required by state statute. (Glasner/Licht, Clanagan not voting)

6. 19071 – Request for parking waiver
Action: A motion was made, seconded and passed to deny parking waiver but the Association will allow for the van to park on the street while loading/unloading. (Glasner/Licht, Clanagan not voting)
7. 23051 – Waiver of ARC decision on Palm Tree location
Action: A motion was made, seconded and unanimously passed to approve the waiver with the agreement that the homeowner is required to repair any damage caused to the wall. (Clanagan/Licht)
8. 28097 – Request approval of denied ARC decision on hedge
Action: A motion was made, seconded and passed to table this issue. (Glasner/Licht)

VI Reports

A. President's Report

1. Twin Peak median responsibility – proposed letter to Sunflower
Action: A motion was made, seconded and passed to send the letter prepared by management. (Glasner/Shannon, Clanagan not voting)
2. Richmond American issue – Parcel 8 letter to Ross Iwamoto
Action: A motion was made, seconded and passed to send the letter with correction that was prepared by management. (Glasner/Licht, Clanagan not voting)
3. Proposed change to the committee member qualifications
Action: A motion was made, seconded and passed (5 to 1) to approve the changes to the committee member qualifications. (Glasner/Ross with Clanagan opposing)

B. Finance Committee

1. November 8, 2006 Minutes were reviewed with no comment.
2. Acceptance of the financial report for October 2006
3. Reappointment of the following committee members for the 2006/2007 year; Jim Susa – chairperson, Gene Sirak, Jay Gerding, Mary Chaffin and Allysa Rhein
Action: A motion was made, seconded and passed to appoint the above members to the Finance Committee. (Licht/Glasner, Clanagan not voting)
4. Acknowledgement of the resignation of Linda Grzesik from the committee

C. Manager's Report

D. Pool Committee

1. November 13, 2006 Minutes were reviewed with no comment.
2. Reappointment of the following committee members for the 2006/2007 year; Colin Cordell, Jim Rothe, Ed Altmann, Alice Matthies and Kermit McCutchan
Action: A motion was made, seconded and passed to appoint the above committee members to the Pool Committee. (Licht/Glasner, Clanagan not voting)

E. Landscape Committee

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

2. Reappointment of the following committee members for the 2006/2007 year; Larry Schoof, chairmen, Fred North, Bill Carden and Frank Triumph.
A motion was made, seconded and passed to appoint the members above to the committee. (Glasner/Ross)

F. Covenants Committee

1. The November 14, 2006 minutes were noted as reviewed with no comment.
2. Recommendation for Violation Fines
Action: A motion was made, seconded and passed to approve the recommendation for violation fines. (Licht/Glasner)
3. Reappointment of the following committee members for the 2006/2007 year; Al Stark, chairman, Paul Taylor co-chair, Connie DeLarge, Ellen Jacko, Connie Gaddie and Randall Damewood.
Action: A motion was made, seconded and passed to appoint the above Members to the Covenants Committee. (Ross/Shannon, Clanagan not voting)
4. Acknowledgement of the resignations of Sandy Shkolnick and Rick Hoover

G. Architectural Review Committee

1. The October 4, 2006, October 18, 2006 minutes and November 1, 2006 were noted as reviewed with no comment.
2. Proposed change to committee charter regarding committee size.
Action: A motion was made, seconded and passed to approve the charter presented. (Ross/Shannon, Clanagan not voting)
3. Reappointment of the following committee members for the 2006/2007 year; Janice Goodall, chairperson, Robert Dizon, Sandy Shkolnick, Arl Diaz, Vickie Lamers and Bob Prokop.
Action: A motion was made, seconded and passed to approve the above members to the community. (Ross/Shannon, Clanagan not voting)

H. Activities/Publicity Committee

1. October 23, 2006 and November 6, 2006 Minutes were reviewed with no comment.
2. Reappointment of the following committee members for the 2006/2007 year; Joel Allen – chairmen, JoAnn Ross, Barbara Herron, Bella Romain and Denise Calhoun.
Action: A motion was made, seconded and passed to appoint the above members to the committee. (Glasner/Licht, Clanagan not voting)
3. Recommendation to hold 2 no-cost Book Exchanges in 2007.
Action: A motion was made, seconded and passed to approve two no-cost Book Exchanges in 2007. (Glasner/Licht, Clanagan not voting)
4. Recommendation to hold a no-cost Landscape presentation from Groundskeeper in the March - April 2007 time frame
Action: A motion was made, seconded and passed to approve the landscape presentation. (Glasner/Licht, Clanagan not voting)
5. Recommendation to hold a no-cost H&R Block tax seminar in the February/March time frame.
Action: A motion was made, seconded and passed to approve the tax Seminar. (Glasner/Shannon, Clanagan not voting)

I. Strategic Planning Committee

1. November 9, 2006 minutes were reviewed with no comment.
2. Discussion and presentation of Long Range Plan

Action: A motion was made, seconded and passed to table the Long Range Plan. (Ross/Glasner, Clanagan not voting)

J. Facilities Committee

1. November 13, 2006 minutes were reviewed with no comment.
2. Recommendation to purchase a bench for the corner of Coachline & Twin Peaks not to exceed \$700.

This issue has been tabled until the committee can provide additional information.

3. Reappointment of the following committee members for the 2006/2007 year; Tina Cloutier, Kris McNally, Jane Morrison, Jason Giessinger and Karen Buchenholz.

Action: A motion was made, seconded and unanimously passed to appoint the members above to the committee. (Clanagan/Glasner)

K. Election Committee

1. Update on ballot process

Action: A motion was made, seconded and passed to accept the ballot process. (Glasner/Licht, Clanagan not voting)

VI Old Business

None

VII New Business

1. Resolution on President's message in the Windmill

Action: A motion was made, seconded and passed to approve the resolution regarding the Present's message in the Windmill. (Glasner/Licht, Clanagan not voting)

2. Resolution on Independent Board Member action without approval

Action: A motion was made, seconded and passed to approve the resolution regarding action of independent Board Members. (Glasner/Licht, Clanagan not voting)

3. Request to offer dog training classes starting in January

Action: A motion was made, seconded and passed to approve the training class in the park following the same pay schedule as the community center. (Glasner/Licht, Clanagan not voting)

4. Request to offer Ballroom dance classes at the Community Center

Action: A motion was made, seconded and passed to approve Ballroom dancing classes in the community center. (Glasner/Ross, Clanagan not voting)

5. Request to use the Community Center at no charge by a Girl Scout Troop

Action: A motion was made, seconded and passed to approve the Girl Scout Troop at the community center with no charge. (Ross/Glasner, Clanagan not voting)

VIII Future Meeting Schedule

Study Session – December 13, 2006

Board Meeting – December 19, 2006

IX Adjournment

The November 28, 2006 CRCA Board Meeting was adjourned at 8:20 pm.
(Ross/Glasner)