

Continental Ranch Community Association

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Minutes of the Board Meeting Wednesday, December 19, 2006

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted a Board Meeting on Wednesday, December 19, 2006 at 7:00PM. In attendance were Jan Mann, Nicole Glasner, Billy Shannon, Walter Ross, Russell Clanagan, Tom Licht, Gunter Haussler. 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 December 19, 2006 CRCA Board Meeting to order at 7:00 PM. A quorum of 7 to conduct an official meeting existed.

- II Homeowner Forum** – Concerns regarding the interest in the 2006 budget and what the association could do to earn more interest. Thanks to everyone who participated in the Adopt a Family. Concerns regarding meetings during the day, most people have to work. Homeowner would like one page dedicated to the letters to the editor.

III GUESTS: None

IV Approval of the Minutes

The November 28, 2006 Board Meeting minutes were reviewed.

Action: A motion was made, seconded and passed (6 to 1) to table the minutes as presented to give Mr. Clanagan an opportunity to review them with management. (Glasner/Clanagan with Ross opposing)

V. Appeals

1. 7026 – Waiver of driveway extension in curb strip (tabled)
Action: A motion was made, seconded and passed (5 to 2) to deny this request for a waiver of driveway extension in the curb strip. (Glasner/Licht, with Clanagan and Haussler opposing)
2. 11041 – Request recommendation for parking truck blocking sidewalk (tabled)
Action: A motion was made, seconded and unanimously passed to approve the request for a waiver until the lot is sold. (Haussler/Licht)
3. 16052 – Waiver of late fee
Action: A motion was made, seconded and unanimously passed to approve the request to waive the late fee. (Glasner/Clanagan)
4. 28097 – Request approval of denied ARC decision on hedge (tabled)
Action: A motion was made, seconded and passed to table this issue. (Glasner/Clanagan)
5. 42010 – Waiver of committee rules for appointment to Finance
Action: A motion was made, seconded and passed to deny the request to waive the committee rules for appointment to the Finance committee. (Glasner/Shannon)
6. 43054 - Waiver of late fee

Action: A motion was made, seconded and passed (6 to 1) to deny the request to waive late fees. (Glasner/Ross with Haussler opposing)

7. 69035 – Waiver of late fee

Action: A motion was made, seconded and unanimously passed to waive late fee. (Clanagan/Shannon)

VI Reports

A. President's Report

Mrs. Mann commented on the behavior of homeowners in the Association office. The idea of installing a camera in the office was briefly discussed and may be on a future agenda.

B. Finance Committee

1. December 14, 2006 Minutes were reviewed with no comment.
2. Acceptance of the financial report for November 2006
3. Recommendation to move \$100,000 from operating account to a new reserve CD that will be set up at Vantage West Credit Union.

Action: A motion was made, seconded and unanimously passed to approve a CD in the amount of \$100,000 to be set up at Vantage West Credit Union. (Glasner/Clanagan)

C. Manager's Report

1. Graffiti – Management reported that graffiti is becoming a greater concern. It was suggested that the Marana Police Department could be invited to the January Study Session to discuss possible preventative measures that the Association can take.

Action: A motion was made, seconded and unanimously passed to invite the Marana Police Department to the January Study Session. (Ross/Glasner)

2. Windmill Shower and Flood Damage – Project will cost substantially less than money approved at the October meeting.

Action: A motion was made, seconded and unanimously passed to accept the bid to repair and restore the Windmill shower and any flood damage that occurred. (Licht/Glasner)

D. Pool Committee

1. No quorum for December meeting.
2. Homeowners request for appointment to the committee. The following names were presented to the Board without formal recommendation from the Pool Committee: Mary Puckett, Beth Andersen, Fred Curran and Chuck Valade.

Action: A motion was made, seconded but failed to pass (4 to 2) to appoint the homeowners to the Pool Committee. (Clanagan/Shannon with Glasner, Licht, Ross and Haussler opposing)

Action: A motion was made, seconded and failed to pass (4 to 2) to appoint Fred Curran to the Pool Committee. (Clanagan/Shannon with Glasner, Licht, Ross and Haussler opposing)

E. Landscape Committee

1. December 5, 2006 Minutes were reviewed with no comment.

F. Covenants Committee

1. The December 12, 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 with the exception of lot 52D001. The Board decided to uphold all violations for 52D001 for RV/camper parking on the lot. The fiscal dollar amount of \$50.00 for the fourth violation fine will be waived with the understanding that the next violation, if it occurs in the next 365 days from the date of the fourth violation, will be a fifth notice and a \$75.00 fine will be imposed. (Licht/Glasner)

G. Architectural Review Committee

1. November 15, 29 and December 13, 2006 minutes were noted as reviewed with no comment.
2. Preliminary Review of Parcel 25 - Circle K
Action: A motion was made, seconded and unanimously passed allow the Association to release the addresses of all members so that an invitation can be mailed by Circle K for a homeowner forum to discuss the impact of the project. The Board would like to recommend that an article in the newsletter be published simultaneous to the invitation being mailed out. (Glasner/Clanagan)

H. Activities/Publicity Committee

1. December 5, 2006 Minutes were reviewed with no comment.
2. Recommendation to spend \$2500.00 for the Spring Concert at the Windmill Park in the April/May time frame.
Action: A motion was made, seconded and unanimously passed approve \$2500.00 for the Spring Concert at the Windmill Park in the April/May time frame. (Glasner/Licht)
3. Recommendation to spend up to \$500.00 for Easter eggs for the Marana Hip Hop event
Action: A motion was made, seconded and unanimously passed to approve \$500.00 for Easter eggs for the Marana Hip Hop event. (Glasner/Licht)

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 unanimously passed to accept the Long Range Plan. (Glasner/ Licht)
Action: A motion was made, seconded and unanimously to distribute the plan to the appropriate committees. (Licht/Glasner)

J. Facilities Committee

1. November 20, 2006 minutes were reviewed with no comment.

K. Election Committee

1. Dismissal of the committee and the tellers with appreciation.

Action: A motion was made, seconded and unanimously passed to dismiss the election committee. (Clanagan/Ross)

VI Old Business

None

VII New Business

1. Request to offer Acting and Dance Classes by Arizona Rose Theatre Co.

Action: A motion was made, seconded and unanimously passed to approve the request to offer Acting and Dance Classes by Arizona Rose Theatre Company. (Glasner/Clanagan)

2. Resolution on Unapproved Non-compliance existing landscaping

Action: A motion was made, seconded and unanimously passed table the resolution so that attorney comment can be made with regards to changes presented. (Glasner/Clanagan)

3. Ball Room classes – request for waiver of business license and insurance

Action: A motion was made, seconded and unanimously denied the request for a waiver of business license and insurance. (Glasner/Licht)

VIII Future Meeting Schedule

Study Session – January 24, 2007

Board Meeting – January 30, 2007

IX Adjournment

The December 19, 2006 CRCA Board Meeting was adjourned at 8:13 pm. (Glasner/Licht)