

Continental Ranch Community Association

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Minutes of the Board Meeting Tuesday, January 30, 2007

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted a Board Meeting on Tuesday, January 30, 2007 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 Karen Matthews, Assistant Manager. Homeowners in attendance were: See sign-in sheet.

I. Call to Order/Verify Quorum

Jan Mann called the January 30, 2007, CRCA Board Meeting to order at 7:08 PM. A quorum of 7 to conduct an official meeting existed.

II. Homeowner Forum – Welcome new staff member. Thanks to everyone who participated in Women's Pampering Night. Handout with concerns about Circle K. Suggestion that the sign-in sheet be circulated after the meeting called to order to not delay business. Concern about delay in Pool Committee appointments. Welcome new Chair of Pool Committee.

III. GUESTS: None

IV. Approval of Minutes

The November 28, 2006 revised Meeting Minutes and December 19, 2006 Meeting Minutes were reviewed.

Action: A motion was made, seconded and failed to pass (4 to 2) to approve the revised November 28, 2006 minutes as presented. (Gunter/Clanagan with Licht, Glasner, Ross, and Shannon opposing). The unrevised November 2006 minutes will be placed on the February 2007 BOD agenda for approval.

Action: A motion was made, seconded and unanimously passed to accept the December 19, 2006 minutes as presented. (Glasner/Licht)

V. Appeals, Requests and Waivers

1. 7027 – Appeal of curb strip concrete

Action: A motion was made, seconded and failed to pass (4 to 1) to grant the request for a waiver of concrete in the curb strip. (Clanagan/Licht, with Licht, Glasner, Ross, Haussler opposing and Shannon abstaining)

Action: A motion was made, seconded and passed (5 to 1) to table this appeal to allow time for additional research. (Licht/Shannon with Ross opposing)

2. 23051 – Appeal of "Landscape Non-Compliance" agreement

Action: A motion was made, seconded and unanimously passed to table this issue to allow time for the language in the agreement form to be revised. (Glasner/Licht)

3. 23073 – Request for change in "For Sale"/ "For Rent" sign policy

Action: A motion was made, seconded and unanimously passed to deny this request for a change in the sign policy. (Glasner/Ross)

4. 24A042 – Six month request for rolling dumpster

Action: A motion was made, seconded and passed (5 to 1) to approve this request. (Glasner/Licht with Ross opposing)

5. 55001 – Request for waiver of late fee

Action: A motion was made, seconded and unanimously passed to approve this request. (Glasner/Licht)

VI. Reports

A. President's Report

1. Management Contract Bid process – Board member appointment

Action: A motion was made, seconded and unanimously passed to put the management company contract out to bid. (Glasner/Ross).

Walter Ross, Russell Clanagan, and Billy Shannon all volunteered to chair the RFP (Request for Proposal) process. A discussion was had about the formation of an ad hoc committee. It was determined that the RFP process could be managed by one individual as it had been in the past. Mrs. Mann appointed Board Secretary, Walter Ross, to draft the RFP document and begin compiling a list of management companies to solicit quotations from. The RFP document and list of companies will be reviewed by the Board of Directors at the February 2007 Study Session prior to being submitted for bids.

2. Legal Counsel Contract Bid process

Mrs. Mann announced that during the Executive Session it was decided that the contract for the Association's legal counsel is being put out to bid to ensure the Association is receiving the best legal representation and advice available. Board Secretary, Walter Ross, was selected to chair the RFP process.

B. Finance Committee

1. January 10, 2007 minutes were reviewed with no comment.
2. Acceptance of the financial report for December 2006
3. Recommendation to create a written investment policy and guidelines
Action: A motion was made, seconded and unanimously passed to create a written investment policy and guidelines. (Hausler/Licht)
4. Recommendation to appoint Herb Weissenfels to the committee
Action: A motion was made, seconded and unanimously passed to appoint Herb Weissenfels to the committee. (Glasner/Shannon)

C. Manager's Report

1. Project Updates
2. Graffiti Updates – It had been reported to Management by a homeowner that some of the kids responsible for tagging numerous properties in the Association, including the Association office, had been arrested by Marana Police Department.
3. Lot 19071 submitted a letter requesting reconsideration of the denied request for a parking variance. Management will draft a letter to the homeowner requesting additional medical documentation to support the appeal. The letter will be reviewed and signed by Board President Jan Mann.

D. Pool Committee

1. January 8, 2007 minutes accepted without comment.
2. Acknowledgement of Collin Cordell as chairman
3. Acknowledgement of the resignation of Ed Altmann from the committee with thanks noted for his service to the community.
4. Recommendation to appoint to the committee; Fred Curran, Chuck Valade, Mary Puckett and Beth Anderson.
Action: A motion was made, seconded and unanimously passed to appoint Fred Curran, Chuck Valade, Mary Puckett and Beth Anderson to the committee. (Clanagan/Glasner)
5. Request to spend \$2603.00 to replace the spa heater at the Windmill Pool.

Action: A motion was made, seconded and unanimously passed to spend \$2603.33 to replace the spa heater at the Windmill Pool. (Licht/Ross)

E. Landscape Committee

1. January 9, 2007 minutes were accepted without comment.

F. Covenants Committee

1. January 23, 2007 minutes were accepted without comment.

2. Recommendation for Violation Fines

Action: A motion was made, seconded and unanimously passed to accept all fines recommended by the Covenants Committee with the exception of the 3rd Notice of Parking for Lot 16037, which was voided due to a clerical error. (Licht/Ross)

3. Recommendation to appoint Peggy Bracken to the committee

Action: A motion was made, seconded and unanimously passed to appoint Peggy Bracken to the committee. (Licht/Glasner)

4. Recommendation to move the meeting dates to two weeks prior to the Board meetings starting in March 2007 to allow for proper processing of prompt appeals.

Action: A motion was made, seconded and unanimously passed to move the committee meeting dates to two weeks prior to the Board meetings starting in March 2007. (Licht/Glasner)

G. Architectural Review Committee

1. January 10, 2007 minutes were accepted without comment.

2. Request for use of "Non-Compliance Landscape Agreement" for lot 3070 & 9059

Action: A motion was made, seconded and unanimously passed to send revised forms once they are prepared and approved. (Ross/Glasner)

3. Recommendation to deny request for time extension to remove curb strip concrete for lot 7026 as previously denied by the Board.

Action: A motion was made, seconded and unanimously passed to approve the request to allow six months from the date of the December BOD decision to remove the concrete from the curb strip. (Licht/Glasner)

H. Activities/Publicity Committee

1. January 8, 2007 Minutes accepted without comment.

2. Recommendation to appoint Diane Mossbarger to the committee

Action: A motion was made, seconded and unanimously passed to appoint Diane Mossbarger to the committee. (Glasner/Ross)

3. Acknowledgement of Joanne Ross for her work on Women's Pampering Night.

I. Strategic Planning Committee

1. No Meeting held

J. Facilities Committee

1. December 18, 2006 and January 22, 2007 minutes accepted without comment.

2. Recommendation to appoint Ben Hulme to the committee

Action: A motion was made, seconded and unanimously passed to appoint Ben Hulme to the committee. (Glasner/Ross)

3. Acknowledgement of the parcel naming by the community; parcel 3 – River's Edge (5 votes out of 11), parcel 8 – Coyote Crossing (6 votes out of 13), parcel 9 – Sombrero View (4 out of 4)

VII. OLD BUSINESS

1. Resolution on Unapproved Non-compliant existing landscaping

Action: A motion was made, seconded and passed (5 to 1) to accept the resolution with typographical errors corrected. (Glasner/Licht with Clanagan opposing)

VIII. NEW BUSINESS

1. Request to use the Community Center at no charge by TOPS (Take Off Pounds Sensibly)
Action: A motion was made, seconded and unanimously passed to allow TOPS to use the Community Center at no charge for a term of one year, provided proof of their 501(c)3 status is received. (Glasner/Ross)
2. Request to use the Community Center to offer Financial Classes for residents and non-residents
Action: A motion was made, seconded and unanimously passed to submit this request to the Activities Committee for review and possible inclusion in their programming. (Glasner/Shannon)
3. Request to use the Community Center at no charge by La Leche League International for monthly breastfeeding classes. This class would be open to residents and non-residents.
Action: A motion was made, seconded and unanimously passed to allow La Leche League International to use the Community Center at no charge for a term of one year provided participant rosters verifying a ratio of 90% resident to 10% non-resident participants is provided, otherwise standard room rental rates apply. (Glasner/Licht)
4. Russell Clanagan requested that the Board review how committees communicate with the membership via management at the February 2007 Board meeting.

X. FUTURE MEETING SCHEDULE

Study Session – February 21, 2007

Board Meeting – February 27, 2007

XI. ADJOURNMENT – 9:05 P.M.

Action: A motion was made, seconded and unanimously passed to adjourn. (Glasner/Licht)