

# Continental Ranch Community Association

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## **Minutes of the Board Meeting Tuesday, February 27, 2007**

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted a Board Meeting on Tuesday, February 27, 2007 at 7:00PM. In attendance were Jan Mann, Nicole Glasner, Billy Shannon, Walter Ross, Russell Clanagan, Tom Licht. Gunter Haussler was excused. 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 February 27, 2007, CRCA Board Meeting to order at 7:03 PM. A quorum of 6 to conduct an official meeting existed.

**II. Homeowner Forum** – President encouraged opinions about proposed Circle K be submitted in writing; forms available at sign-in. Request made that internet access be installed at the Community Center for facility rentals. Request that a homeowner bill of rights be instituted. Complaint that approval is needed for rear yard modifications. Opinion that homeowners are leaving Continental Ranch because of the Board of Directors and Management Company. Offer to help with redesigning website and handout provided with questions regarding various commercial property policies and open meeting policy for other Association committees. Request that a scientific definition of weeds be adopted for weed enforcement and approved plant list updated along with a request for specific information identifying weeds and yard debris in violations. Complaint that batting cages only available during office hours and suggestion that pool card system be used for batting cages or keys available to homeowners after hours. Request for homeowners to get out and vote in upcoming election and to submit complaints about Circle K. Complaint that violations for items that have been in yard for several years discriminatory. Complaint that homeowners victimized by Association and Association should do something about mosquitoes and standing water in washes during the summer.

**III. GUESTS:** None

### **IV. Approval of Minutes**

The November 28, 2006 Meeting Minutes and January 30, 2007 Meeting Minutes were reviewed.

**Action:** A motion was made, seconded and unanimously passed to approve the November 28, 2006 minutes as presented. (Glasner/Ross).

**Action:** A motion was made, seconded and passed (4 to 1) to accept the January 30, 2007 minutes with clerical errors corrected. (Glasner/Shannon with Clanagan opposing)

### **V. Appeals, Requests and Waivers**

1. 4142 – Appeal of curb strip concrete

**Action:** A motion was made, seconded and failed to pass (3 to 2) to deny the request to allow concrete in the curb strip. (Glasner/Ross with Clanagan, Licht, and Shannon opposing)

2. 7027 – Appeal of curb strip concrete (Tabled from January)

**Action:** A motion was made, seconded and failed to pass (3 to 2) to deny the request to allow concrete in the curb strip. (Ross/Glasner with Clanagan, Licht and Shannon opposing)

**Action:** A motion was made, seconded and unanimously passed to grant a waiver to Lot 4142 and 7027. (Glasner/Clanagan)

3. 16104 – Six month request for street parking  
**Action:** A motion was made, seconded and passed (4 to 1) to deny the request to park on the street for six months. (Glasner/Ross with Shannon opposing)
4. 17055 – Collections appeal  
**Action:** A motion was made, seconded and unanimously passed to remove the account from collections. (Clanagan/Shannon)
5. 23051 – Appeal of “Landscape Non-Compliance” agreement (Tabled from January)  
**Action:** A motion was made, seconded and passed (3 to 2) to waive the agreement. (Clanagan/Shannon with Glasner and Ross opposing)
6. 28052 – Appeal of ARC Non-compliance violation for lime bush  
**Action:** A motion was made, seconded and passed (4 to 1) to uphold the fines as recommended. (Glasner/Ross with Clanagan opposing)
7. 28052 – Appeal of driveway extension pavers  
**Action:** A motion was made, seconded and passed (3 to 2) to uphold the ARC decision and deny the extension as installed. (Ross/Glasner with Clanagan and Shannon opposing)
8. 28097 – Hedge (Tabled from December)  
**Action:** A motion was made, seconded and unanimously passed that the hedge must be contained on the lot and maintained no higher than the height of the rear yard wall and may not exceed past the wall of the garage. (Glasner/Licht)
9. 40275 – Variance to have vehicle hang into the sidewalk  
**Action:** A motion was made, seconded and unanimously passed to accept the Covenants Committee’s recommendation that the variance be granted with the stipulation that the truck typically be parked in the garage and, when in the driveway, be pulled as far forward as is possible without damaging the home. (Glasner/Clanagan)
10. 40302 – Temporary variance of poultry policy for 4H project  
**Action:** A motion was made, seconded and passed (4 to 1) to approve the request to keep five hens in the rear yard until the County Fair in April 2007. (Clanagan/Licht with Ross opposing)

## VI. Reports

### A. President’s Report

1. Review of RFP for CRCA Management

**Action:** A motion was made, seconded and passed (4 to 1) to accept the Request for Proposal document. (Licht/Glasner with Clanagan opposing)

### B. Finance Committee

1. February 13, 2007 minutes were reviewed with no comment.
2. Acceptance of the financial report for January 2007
3. Recommendation to accept the October 2006 Fiscal Year Audit as presented

**Action:** A motion was made, seconded and unanimously passed to accept the October 2006 Fiscal Year Audit as presented. (Glasner/Licht)

4. Recommendation that the Washington Federal CD be renewed for either a 9 or 12 month period, whichever obtains the highest interest rate.

**Action:** A motion was made, seconded and unanimously passed to accept the Recommendation that the Washington Federal CD be renewed for either a 9 or 12 month period, whichever obtains the highest interest rate. (Glasner/Shannon)

### C. Manager’s Report

1. Project Updates
2. HVAC Contract for Community Center and Windmill office

**Action:** A motion was made, seconded and unanimously passed to accept the MMI bid for the HVAC maintenance program. (Glasner/Licht)

3. Commercial Sign Criteria Legal Letter approval

**Action:** A motion was made, seconded and unanimously passed to accept the letters as written. (Glasner/Ross)

4. Annual Meeting timeline accepted.

**D. Pool Committee**

1. February 12, 2007 minutes accepted without comment.
2. Recommendation to purchase security cameras for both pool facilities at a cost not to exceed \$6305.92.

**Action:** A motion was made, seconded and unanimously passed to purchase the the security cameras as recommended. (Glasner/Licht)

3. Recommendation to appoint Chris Shirkey to the committee.

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

4. Recommendation to not renew Swim Girl pool use agreement.

**Action:** A motion was made, seconded and unanimously passed to not renew the pool use agreement as recommended. (Licht/Clanagan)

**E. Landscape Committee**

1. February 6, 2007 minutes were accepted without comment.
2. Recommendation to send a letter to the Town of Marana regarding landscape improvements along Silverbell. Also posting on web-site and in an e-mail blast to have residents voice their support for this proposal.

**Action:** A motion was made, seconded and unanimously passed to send a letter to the Town of Marana, to post on the web-site, and send out an e-mail blast as recommended concerning landscape improvements along Silverbell. (Glasner/Ross)

**F. Covenants Committee**

1. February 20, 2007 minutes were accepted without comment.
2. Recommendation for Violation Fines

**Action:** A motion was made, seconded and unanimously passed to accept the Recommendations of the Covenants Committee with the exception of Lot 40302 request for a variance to CC&R 5.2.2.1. (Licht/Glasner)

3. Acknowledgement of the resignation of Ellen Jacko with thanks for her time and service to the committee.

4. Recommendation that Lot 28025 be cleared of weeds and debris, and to charge the expense incurred back to the homeowner if the lot is not cleaned by March 2, 2007.

**Action:** A motion was made, seconded and unanimously passed to follow the recommendation of the Covenants Committee. (Glasner/Ross)

5. Recommendation to place Lot 27A004 into daily fines if the requested ARC application is not received by March 15, 2007.

**Action:** A motion was made, seconded and unanimously passed to follow the recommendation of the Covenants Committee. (Glasner/Licht)

**G. Architectural Review Committee**

1. January 24 and February 7, 2007 minutes were accepted without comment.
2. Recommendation to use a Landscape Non-Compliance Agreement for lot 12A103 for rear yard trees and shrubs that are too close to the common walls.

**Action:** A motion was made, seconded and unanimously passed to follow the recommendation of the committee. (Glasner/Ross)

**H. Activities/Publicity Committee**

1. February 5, 2007 minutes were accepted without comment.
2. Recommendation to appoint Linda DiPalma to the committee.

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

**I. Strategic Planning Committee**

1. No Meeting held

**J. Facilities Committee**

1. February 26, 2007 minutes were accepted without comment.
2. Recommendation to accept the bid from Sunland Asphalt to reseal the Windmill Park parking lot and install 165 linear feet of concrete curbing for a cost not to exceed \$5101.86.

**Action:** A motion was made, seconded and unanimously passed to accept The Sunland Asphalt bid as recommended. (Licht/Glasner).

**VII. OLD BUSINESS**

1. Architectural Non-Compliance Agreement (Handed out in Executive Session)  
**Action:** A motion was made, seconded and passed (3 to 2) to accept the revised version of the agreement. (Glasner/Ross with Clanagan and Shannon opposing)
2. T.O.P.S. change of venue request  
**Action:** A motion was made, seconded and unanimously passed to allow T.O.P.S. access to both the front and back rooms of the Community Center. (Glasner/Ross)

**VIII. NEW BUSINESS**

1. Request to rent the Community Center to offer Financial Classes for residents and non-residents.  
**Action:** A motion was made, seconded and unanimously passed to allow the offering of financial classes for residents and non-residents per the standard Community Center rental policy. (Glasner/Ross)

**X. FUTURE MEETING SCHEDULE**

**Study Session** – March 21, 2007

**Board Meeting** – March 27, 2007

**XI. ADJOURNMENT – 9:13 P.M.**

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