

Continental Ranch Community Association

9150 N. Coachline Blvd Tucson, AZ 85743 Phone: (520) 297-7600 Fax: (520) 297-7917

Minutes of the Board Meeting Tuesday, March 27, 2007

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted a Board Meeting on Tuesday, March 27, 2007 at 7:00 PM. 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 March 27, 2007, CRCA Board Meeting to order at 7:01 PM. A quorum of 6 to conduct an official meeting existed. Mr. Clanagan entered the meeting at 7:10 PM.

II. Homeowner Forum – President encouraged that opinions about Senate Bill 1360 be submitted to the Governor; contact information available at sign-in. Apology offered for Groundskeeper not showing up to conduct their presentation on Saturday, March 24th. It will be rescheduled and the new date announced. Complaint that current definition of weeds is arbitrary and unscientific and that the management company has no right to interpret the CC&Rs in such a manner. The Board President clarified that the interpretation is made by the Board and Covenants Committee, not Management, who is only following the directives the Board gives them. Complaint that use and distribution of Master Gardener Arid Plant list is a violation of copyright laws. Suggestion of adopting the Low Water Use Drought Tolerant Plant List distributed by the Arizona Department of Water Resources as an approved plant list for the Association instead. Complaint that graffiti on areas not owned by the Association not being cleaned up in a timely manner. Exception taken to derogatory comments made in the newspaper about native plants grown on a neighboring lot and complaint that the wrong issues are being focused on by the Association. Request that the Board agenda be published on the Association website. Request that the policy about yard sales and yard sale signs be published in the newsletter.

III. GUESTS: None

IV. Approval of Minutes

The February 27, 2007 Meeting Minutes were reviewed.

Action: A motion was made, seconded and unanimously passed to accept the minutes with one correction noted in section B.4. (Glasner/Licht)

V. Appeals, Requests and Waivers

1. 8024 – Appeal of No-Exception to Driveway Extension

Action: A motion was made, seconded and unanimously passed to take no exception to the driveway extension, including the portion installed in the curb strip. The homeowner is not relieved of any obligation to Town of Marana Ordinance 91-12. (No Exception to a condition that is not consistent with the rules of the Association requires the lot to bring it into compliance upon sale of the home.) (Clanagan/Glasner)

2. 10036 – Appeal of Board’s March decision to uphold parking fine

Action: A motion was made and failed to second to deny the appeal. (Glasner)

Action: A motion was made, seconded and passed (4 to 1) to uphold the violation and to suspend the fine. (Ross/Clanagan with Glasner opposing)

3. 19071 – Request for parking waiver for ADA needs (tabled)

Action: A motion was made, seconded and unanimously passed to grant a waiver of the parking policy to allow the homeowner’s Ford Van, AZ license plate 986 WDF, to park on the street. (Licht/Glasner)

4. 24027 – Request of settlement for outstanding account

Action: A motion was made, seconded and unanimously passed to accept the \$500 settlement offered by the current homeowner as earnest money to remove the lien placed on the home by the Association so that it may close escrow, and to have the current owner sign a promissory note for the remaining balance due to the Association and collection agency. (Clanagan/Glasner)

5. 27B032 – Request for parking waiver (no timeline specified)

Action: A motion was made, seconded and unanimously passed to grant a 60-day waiver of the parking policy for one vehicle to be street-parked while follow-up occurs with the Town of Marana and/or Architectural Review Committee regarding modifications to permanently safeguard the lot from errant vehicles hopping the curb. (Glasner/Clanagan)

6. 27B125 – Request for parking waiver for 7 to 12 months

Action: A motion was made, seconded and unanimously passed to deny the request. (Glasner/Ross)

7. 40094 – Appeal of Board’s February decision to uphold parking fine

Action: A motion was made, seconded and unanimously passed to uphold the fine as imposed. (Glasner/Ross)

VI. Reports

A. President’s Report

1. The decision to temporarily allow chickens in the rear yard of one lot was reversed by the Board in an action-in-lieu after new information was received from the Town of Marana concerning complaints by neighboring lots and the absence of Town approval.

B. Finance Committee

1. March 14, 2007 minutes were accepted with thanks.
2. Recommendation to do a Level II Reserve Study inspection with Association Reserve at a cost not to exceed \$3800.00.
Action: A motion was made, seconded and unanimously passed to accept the recommendation to complete a Level II Reserve Study inspection with Association Reserve at a cost not to exceed \$3800.00. (Licht/Glasner)
3. Recommendation to adopt the investment policy as submitted by the Finance Committee.
Action: A motion was made, seconded and unanimously passed to adopt the investment policy as submitted by the Finance Committee. (Glasner/Shannon)
4. Recommendation to repay the M&I Money Market account in the amount of \$50,000 and to open a Legacy Treasury Account in the amount of \$100,000.
Action: A motion was made, seconded and unanimously passed to accept the recommendation to repay the M&I Money Market account in the amount of \$50,000 and to open a Legacy Treasury Account in the amount of \$100,000. (Clanagan/Licht)

C. Manager's Report

1. Project Updates
2. Graffiti and vandalism continues to be a problem.
3. Request to spend up to \$750.00 to purchase and install signs for the Windmill facility.
Action: A motion was made, seconded and unanimously passed to spend up to \$750.00 to purchase and install the requested signs for the Windmill facility. (Glasner/Ross)

D. Pool Committee

1. March 12, 2007 minutes were accepted with thanks.
2. Recommendation to install a 24' x 24' shade structure over the Community Center tot pool at a cost not to exceed \$5631.27; reallocating \$2320 in unspent funds from the Windmill shower remodel and releasing an additional \$1611.27 from reserves to fund the project.
Action: A motion was made, seconded and unanimously passed to accept the recommendation to install a 24' x 24' shade structure over the Community Center tot pool at a cost not to exceed \$5631.27; reallocating \$2320 in unspent funds from the Windmill shower remodel and releasing an additional \$1611.27 from reserves to fund the project. (Clanagan/Licht)
3. Recommendation to reseal and partially resurface the Windmill pool kool deck at a cost not to exceed \$13,369.07; reallocating \$3600 in unspent funds from the Security budget and releasing an additional \$769.07 from reserves to fund the project.
Action: A motion was made, seconded and unanimously passed to accept the recommendation to reseal and partially resurface the Windmill pool kool deck at a cost not to exceed \$13,369.07; reallocating \$3600 in unspent funds from the Security budget and releasing an additional \$769.07 from reserves to fund the project. (Clanagan/Licht)
4. Recommendation to institute a vandalism restitution policy that requires reimbursement to the Association by the homeowner for direct expenses incurred as a

result of vandalism committed in the pool area by the homeowner, their family members, tenants, or guests.

Action: A motion was made, seconded and unanimously passed to table the recommendation until the restitution policy is reviewed by legal counsel.
(Glasner/Shannon)

E. Landscape Committee

1. March 6, 2007 minutes were accepted with thanks.
2. Recommendation to spend \$2375.00 from the plant budget to complete the tree install along Coachline.
Action: A motion was made, seconded and unanimously passed to accept the recommendation to spend \$2375.00 from the plant budget to complete the tree install along Coachline. (Clanagan/Glasner)
3. Recommendation to spend \$2400.00 from reserves to pull the electrical line across Wenden Way (about 75') to the entry for Parcel 3 to get the irrigation up and running.
Action: A motion was made, seconded and unanimously passed to accept the recommendation to spend \$2400.00 from reserves to pull the electrical line across Wenden Way (about 75') to the entry for Parcel 3 to get the irrigation up and running.
(Glasner/Clanagan)

F. Covenants Committee

1. March 13, 2007 minutes were accepted with thanks.
2. Recommendation for Violation Fines
Action: A motion was made, seconded and unanimously passed to accept the fine recommendations of the Covenants Committee, with the exception of Lot 10036 reviewed under the Appeals section of the Board agenda. (Licht/Glasner)

G. Architectural Review Committee

1. February 21st and March 14th minutes were accepted with thanks.
2. Recommendation to approve the changes to the Design Guidelines.
3. Recommendation to approve the creation of a separate set of Design Guidelines for the 50's as presented.
Action: A motion was made, seconded and unanimously passed to table both sets of Design Guidelines until the April 2007 Board meeting for the incorporation of changes suggested at the March 2007 Board Study Session. (Glasner/Licht)
4. Recommendation to use a Non-Compliance Landscape Agreement with following lots: 7100 – palm trees, 12A075 – rear yard trees, 23026 – palm trees, 27B010 – palm trees
Action: A motion was made, seconded and unanimously passed to use Non-Compliance Landscape Agreements with the following lots: 7100 – palm trees, 12A075 – rear yard trees, 23026 – palm trees, 27B010 – palm trees. (Glasner/Ross)

H. Activities/Publicity Committee

1. March 5, 2007 Minutes accepted with thanks.
2. Recommendation to adopt a political ad/ political article policy to not allow them in the Windmill Publication.
3. **Action:** A motion was made, seconded and passed (4 to 1) to accept the recommendation to adopt the political ad/political article policy presented by the committee. (Glasner/Ross with Clanagan opposing)

I. Strategic Planning Committee

1. No Meeting held

J. Facilities Committee

1. March 19, 2007 minutes were accepted with thanks.

K. Nominating Committee

1. Recommendation to appoint Jan Goodall to the committee.

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

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

1. Request to use the Community Center to offer art classes by The Young Rembrandts children's program.

Action: A motion was made, seconded and unanimously passed to allow the offering of art classes for residents and non-residents per the standard Community Center rental policy. (Glasner/Licht)

2. Request for a Field Use Agreement for Southwest Youth Sports through May 10, 2007.

Action: A motion was made, seconded and unanimously passed to enter into a Field Use Agreement with Southwest Use Sports though May 10, 2007, with the standard caveats. (Glasner/Ross)

X. FUTURE MEETING SCHEDULE

Study Session – April 18, 2007

Board Meeting – April 24, 2007

XI. ADJOURNMENT – 7:54 P.M.

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