

Continental Ranch Community Association

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Minutes of the Board Meeting Tuesday, April 24, 2007

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted a Board Meeting on Tuesday, April 24, 2007 at 7:00 PM. In attendance were Jan Mann, Nicole Glasner, Billy Shannon, Tom Licht and Russell Clanagan. Walter Ross and Gunter Haussler were excused. Representing Platinum Management were 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 April 24, 2007, CRCA Board Meeting to order at 7:00 PM. A quorum of 4 to conduct an official meeting existed. Mr. Clanagan entered the meeting at 7:50 PM.

II. Homeowner Forum – Handout distributed with concerns about how the operating account is being handled. Concerns expressed about the broken ladders at the Windmill pool. Request made for additional street parking enforcement. Concern that management will not provide complaining party names upon request over the telephone when a violation is issued on the basis of the complaint. Management provided clarification regarding the requirements for such requests under the Arizona Revised Statute and encouraged homeowner to contact the office for additional details. Complaint expressed regarding rental properties and the Association's inability to resolve violations. Similar complaint regarding renters in another parcel. Additional complaints about the Windmill pool ladders, as well as the broken lane lines.

III. GUESTS: None

IV. Approval of Minutes

The March 27, 2007 Meeting Minutes were reviewed.

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

V. Appeals, Requests and Waivers

1. 8088 – Waiver of weed fine

Action: A motion was made, seconded and unanimously passed to uphold the violation

but suspend the \$25 fine; and to reinstate the \$25 fine if another weed violation is received within the next sixty (60) days. (Glasner/Licht)

2. 43102 – Waiver of all violations

Action: A motion was made, seconded and unanimously passed to deny the appeal to waive all previously issued violations. (Glasner/Mann)

VI. Reports

A. President's Report

1. The RFP process for the management contract was reviewed. Eight (8) companies were contacted and three (3) proposals were received. Lewis Management, Stratford Management and Platinum Management were interviewed in an open meeting on April 18, 2007 with the Board deciding to renew the contract with Platinum Management for another year. Management company performance evaluations will be conducted by the Board of Directors quarterly.

2. Four (4) Actions-in-Lieu were completed between meetings. \$3278.00 was approved to repair two (2) out of the three (3) A/C units at the Community Center. Three (3) heaters were replaced at the Windmill Pool at a cost of \$9000.00 and the Vandalism to Pool Facility Policy was completed.

B. Finance Committee

1. April 11, 2007 minutes were accepted with thanks.

C. Manager's Report

1. Project Updates

2. Graffiti and vandalism continues to be a problem.

3. T.O.P.S. request for a front room key to the Community Center

Action: A motion was made, seconded and unanimously passed to deny the request for a key to the Community Center front room. (Glasner/Licht)

4. Request to replace the oldest computer in the office at a cost not to exceed \$1500.

Action: A motion was made, seconded and unanimously passed to replace the oldest computer in the office at a cost not to exceed \$1500. (Glasner/Licht)

D. Pool Committee

1. April 9, 2007 minutes were accepted with thanks.

2. Recommendation to update the pool rules as submitted.

Action: A motion was made, seconded and unanimously passed to accept the pool rule updates as submitted. (Glasner/Licht)

3. Recommendation to not replace the damaged dressing room door in the Windmill men's restroom.

Action: A motion was made, seconded and unanimously passed to remove and not replace the changing stall door in the Windmill pool men's room. (Glasner/Shannon)

4. Recommendation to install Comcast Internet Access at the Community Center. This will allow for property video monitoring of the facility from the Windmill office and homeowners will now have Wi-Fi access if desired when using the community center. The cost is \$95.00 a month plus tax. Looking at a yearly budget of \$1300.00.

Action: A motion was made, seconded and unanimously passed to install Comcast Internet Access at the Community Center at an annual cost not to exceed \$1300. (Glasner/Licht)

5. The resignation of Chris Shirkey was acknowledged with thanks for his service.
6. Request to purchase two, four-rung, white powder-coated stainless steel ladders for the Windmill pool at a cost not to exceed \$1092.34.

Action: A motion was made, seconded and unanimously passed to purchase two stainless steel ladders, as requested, at a cost not to exceed \$1092.34.
(Glasner/Licht)

E. Landscape Committee

1. April 3, 2007 minutes were accepted with thanks.
2. Recommendation to appoint Mickey Gomez to the committee.

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

F. Covenants Committee

1. April 17, 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. (Licht/Shannon)

G. Architectural Review Committee

1. March 28th and April 11th minutes were accepted with thanks.
2. Recommendation to approve the changes to the Design Guidelines.
3. Recommendation to use a Non-Compliance Landscape Agreement with following lots: 18115 – rear yard trees less than 5 ft. from the common walls.
4. **Action:** A motion was made, seconded and unanimously passed to use Non-Compliance Landscape Agreements with lot 18115 for rear yard trees less than 5 ft. from the common walls. (Glasner/Licht)

H. Activities/Publicity Committee

1. April 2, 2007 Minutes were accepted with thanks.
2. Request to spend up to \$50 on a “Scrapbook” event to be held in the Community Center in August. Money would be used for refreshments and door prizes.
Action: A motion was made, seconded and unanimously passed to spend \$50 on a “Scrapbook” event as requested. (Glasner/Mann)
3. Request to spend up to \$100.00 on a Halloween “Trick or Treat” Costume contest to be held at the Community Center in late October. The money would be used for refreshments, prizes and minor decorations of the Community Center.
Action: A motion was made, seconded and unanimously passed to spend \$100 on a Halloween “Trick or Treat” Costume contest as requested. (Glasner/Licht)

I. Strategic Planning Committee

1. No Meeting held

J. Facilities Committee

1. No quorum/no meeting
2. Recommendation to spend up to \$60,000 to remodel the interior of the Community Center with Epstein/Fenton, LLC.

Action: A motion was made, seconded and unanimously passed to remodel the

interior of the Community Center with Epstein Fenton, LLC at a cost not to exceed \$60,000. (Glasner/Licht)

3. Recommendation to spend \$12,319.07 for parcels 3, 8, 9, and 17, totaling 7 monument signs to be replaced.

Action: A motion was made, seconded and unanimously passed to replace the monument signs for parcels 3, 8, 9, and 17, totaling 7 monument signs, at a cost not to exceed \$12, 319.07. (Glasner/Shannon)

K. Nominating Committee

1. Recommendation to appoint Sandy Shkolnick and Linda Grzesik to the committee.

Action: A motion was made, seconded and unanimously passed to appoint Sandy Shkolnick and Linda Grzesik to the committee. (Glasner/Licht)

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

1. Hungry Howie's Pizza – 30 day dumpster request
Action: A motion was made, seconded and unanimously passed to approve the request as submitted. (Licht/Shannon)
2. Request to offer Yoga classes at the Community Center
Action: A motion was made, seconded and unanimously passed to approve the request and allow yoga classes at the Community Center for a period of one year with the standard facility rental caveats. (Glasner/Licht)
3. Request to extend hours of classes - Saturdays from 9am to 4pm for the summer.
Action: A motion was made, seconded and unanimously passed to deny to request to extend the hours of classes during the summer. (Mann/Glasner)
4. Approval of the revised Design Guidelines and the adoption of a separate set of Design Guidelines for the properties in the 50's.
Action: A motion was made, seconded and unanimously passed to approve the revised Design Guidelines and to adopt a separate set of Design Guidelines for the properties in the 50's. (Licht/Glasner)
5. Lot#9042 – Request to use the Community Center dance practice for the remainder of April and the month of May 2007. Schedule to vary as time is available in the center.
Action: A motion was made, seconded and unanimously passed to approve the request. (Glasner/Licht)

X. FUTURE MEETING SCHEDULE

Study Session – May 16, 2007

Board Meeting – May 22, 2007

XI. ADJOURNMENT – 8:13 P.M.

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