

Continental Ranch Community Association

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Minutes of the Board Meeting Tuesday, May 22, 2007

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted a Board Meeting on Tuesday, May 22, 2007 at 7:00 PM. In attendance were Jan Mann, Nicole Glasner, Walter Ross, Billy Shannon, Tom Licht and Gunter Haussler. Russell Clanagan was 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 May 22, 2007, CRCA Board Meeting to order at 7:00 PM. A quorum of 6 to conduct an official meeting existed. Mr. Clanagan tendered his resignation from the Board, which was accepted with an acknowledgement and thanks for his service to the CRCA community.

II. Homeowner Forum – Appreciation expressed for how well the Spring Concert turned out but questioned why pool monitors were collecting card numbers at the pool. Dissatisfaction expressed regarding the escrow disclosure process for resale properties as homeowner felt the correspondence sent from the Association office cost him the sale of his home. Request that consideration be given to increasing the daily fine amount because \$10 per day is not sufficient to bring serious violators into compliance.

III. GUESTS: None

IV. Approval of Minutes

The April 24, 2007 Meeting Minutes were reviewed.

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

V. Appeals, Requests and Waivers

1. 10069 – Waiver of minimum landscape requirements for front yard
Action: A motion was made, seconded and unanimously passed to deny the request to waive the minimum front yard landscaping requirements. (Glasner/Ross)
2. 12A075 – Waiver of Landscape Non-Compliance Agreement

- Action:** A motion was made, seconded and passed (3 to 2) to deny the request for a waiver of the landscape non-compliance agreement. (Glasner/Ross w/ Haussler & Shannon opposed)
3. 12A099 – Waiver of Sidewalk blocking rule
Action: A motion was made, seconded and passed (3 to 2) to instruct the lot to park their vehicle in the middle of the driveway so that pedestrians may walk behind it on the driveway apron without being forced into the street or the curb strip gravel; to park their vehicle at an angle so that it can be contained in the driveway; or to otherwise deny the request to waive the rule that prohibits the sidewalk from being blocked. (Glasner/Ross w/ Haussler & Shannon opposed)
 4. 19036 – Waiver of \$10.00 look up fee for friend's trailer in street
Action: A motion was made, seconded and passed (4 to 1) to deny the request to waive the \$10.00 plate search fee. (Licht/Shannon w/ Haussler opposed)
 5. 29060 – Waiver of the parking rule
Action: A motion was made, seconded and passed (4 to 1) to deny the request to waive the parking rule. (Glasner/Ross w/ Shannon opposed)
 6. 50040 – Waiver of RV parking rule
Action: A motion was made, seconded and unanimously passed to deny the request to waive the RV parking rule. (Licht/Glasner)

VI. Reports

A. President's Report

1. Action-in-lieu approval was granted since the April Board meeting for Karate Kids to hold classes for the summer in the Community Center
2. Escrow Process reviewed to explain the legally required disclosure process the Association must follow.

B. Finance Committee

1. No meeting was held due to the death of a committee member.

C. Manager's Report

1. Project Updates
2. Recommendation from IT support to purchase extended warranty on office server at a cost of \$327.10.
Action: A motion was made, seconded and unanimously passed to renew the extended warranty at a cost not to exceed \$327.10. (Glasner/Licht)

D. Pool Committee

1. May 14, 2007 minutes were accepted with thanks.
2. Recommendation to have Oasis sell the heat resistant ladders on behalf of the Association that were replaced by the manufacturer and to not save in case needed at a later date.
Action: A motion was made, seconded and unanimously passed to have Oasis sell the heat resistant ladders that were replaced by the manufacturer on behalf of the Association. (Glasner/Licht)
3. Recommendation to remove all obsolete signs from each pool facility and replace/update those remaining sign to reflect current rules and pool hours at a cost not to exceed \$500.00.
Action: A motion was made, seconded and unanimously passed to remove all obsolete sings at each pool facility and to replace/update the remaining signs to reflect the current pool rules and hours at a cost not to exceed \$500.00. (Licht/Glasner)

4. Recommendation to purchase custom rails for the Windmill Pool and Spa at a cost not to exceed \$1000.

Action: A motion was made, seconded and unanimously passed to purchase the custom rails for the Windmill Pool and Spa at a cost not to exceed \$1000.
(Glasner/Licht)

E. Landscape Committee

1. May 1, 2007 minutes were accepted with thanks.
1. Recommendation to conduct the budgeted tree maintenance for drainage ways 3, 4 and Silverbell between parcels 17 and 19 at a cost not to exceed \$13580.00.
Action: A motion was made, seconded and unanimously passed to conduct the budgeted tree maintenance for drainage ways 3, 4 and Silverbell between parcels 17 and 19 at a cost not to exceed \$13580.00. (Glasner/Licht)
2. Acknowledgement of the resignation of Frank Triumph with thanks for his service to the community.

F. Covenants Committee

1. May 8, 2007 minutes were accepted with thanks.
2. Recommendation to place lot 4027 into the daily fine system for 3 separate violations.
Action: A motion was made, seconded and unanimously passed to place lot 4/027 into the daily fine system for 3 separate violations. (Glasner/Licht)
3. Recommendation for Violation Fines
Action: A motion was made, seconded and unanimously passed to accept the fine recommendations of the Covenants Committee. (Licht/Glasner)

G. Architectural Review Committee

1. April 25th and May 9th minutes were accepted with thanks.

H. Activities/Publicity Committee

1. May 7, 2007 minutes were accepted with thanks.
2. Thanks and appreciation expressed to the Committee and Management for a great Spring Concert.
3. Recommendation for new Community Center Marquee artwork.
Action: A motion was made, seconded and unanimously passed to purchase and install "Option C" for the new Community Center marquee at a cost not to exceed \$9000.00. (Glasner/Licht)

I. Strategic Planning Committee

1. No Meeting held

J. Facilities Committee

1. May 21st minutes were accepted with thanks.

K. Nominating Committee

1. No meeting held.

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

1. Acknowledgment of the passing of Gene Sirak with appreciation and thanks for his years of service to the Continental Ranch community and condolences expressed to his family.

X. FUTURE MEETING SCHEDULE

Study Session – June 20, 2007

Board Meeting – June 26, 2007

XI. ADJOURNMENT – 8:12 P.M.

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