

Continental Ranch Community Association

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Minutes of the Board Meeting Tuesday, June 26, 2007

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted a Board Meeting on Tuesday, June 26, 2007 at 7:00 PM. In attendance were Jan Mann, Nicole Glasner, Walter Ross, Billy Shannon, Tom Licht and Gunter Haussler. 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 June 26, 2007, CRCA Board Meeting to order at 7:00 PM. A quorum of 6 to conduct an official meeting existed.

- II. Homeowner Forum** – Notification that a Parks and Recreation Advisory Board has been formed and that it meets at 7:00 PM on the third Thursday of each month at the Parks and Recreation building on Lon Adams Rd. Request that these meetings be posted in the Windmill Newsletter, as well as updates on what the Advisory Board is doing. Update provided reference a petition with 1400 signatures against the proposed Circle K being presented to the Marana Town Council and the Vice President of Circle K. Recommendation that all committee minutes and agendas be posted on the CRCA website in PDF format vs. Microsoft Word format. Complaint expressed that graffiti on utility boxes is not being cleaned off in a timely manner by the utility companies responsible.

- III. GUESTS:** Hungry Howie's Pizza was acknowledged with thanks for providing free pizza, salad and sides to the Board and all homeowners in attendance.

IV. Approval of Minutes

The May 22, 2007 Meeting Minutes were reviewed.

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

V. Appeals, Requests and Waivers

1. 10138 – Waiver of late fee

Action: A motion was made, seconded and unanimously passed to waive the late fee.
(Haussler/Licht)

2. 27B014 – Request for reimbursement of \$20.00 or demand for 2 more pool access cards
Action: A motion was made, seconded and unanimously passed to deny the request for a refund or two additional cards. (Glasner/Licht)
3. 27B169 – Request for waiver of Shed rule
Action: A motion was made, seconded and unanimously passed to deny the waiver of the shed rule. (Haussler/Ross)
4. 39024 – Waiver of late fee
Action: A motion was made, seconded and unanimously passed to deny the request to waive the late fee. (Glasner/Ross)
5. 40255 – Request for waiver of Single Family rule in the CC&Rs
Action: A motion was made, seconded and unanimously passed to take no exception, permitting the lot does not create a nuisance to the neighborhood with regard to street parking or exterior noise. (Glasner/Licht)
6. 57002 – Waiver of late fee
Action: A motion was made, seconded and unanimously passed to deny the waiver of the late fee. (Glasner/Ross)

VI. Reports

A. President's Report

1. Action-in-lieu approval was granted since the May Board meeting for the hiring of a security guard to patrol the pool facilities on random nights.

B. Finance Committee

1. June 13, 2007 minutes accepted with thanks.
2. Recommendation to approve the 2007/08 Budget first draft
Action: A motion was made, seconded and unanimously passed to table the 2007/2008 Budget until the July 2007 Board meeting. (Glasner/Shannon)
3. Recommendation to transfer the quarterly reserve payment from Operating to the M & I in the amount of \$96117.51 and to Alliance Bank in the amount of \$5,541.47 in compliance with the Reserve Fund Investment Policy.
Action: A motion was made, seconded and unanimously passed to transfer the quarterly reserve payment as requested. (Glasner/Shannon)
4. Recommendation to approve the write-off amount of \$860.11 due to Chapter 7 Bankruptcy, \$2206.85 in non-collectable judgment from 1999 and \$5685.80 in Foreclosures and subsequent Bankruptcy for a total of \$8752.76.
Action: A motion was made, seconded and unanimously passed to approve the write-off of \$8752.76 as recommended. (Glasner/Shannon)
5. Cash Flow Report accepted with thanks.
6. Review of the need to increase daily fines
Action: A motion was made with reservation, then seconded and unanimously passed to table the suggested daily fine policy modifications until the July 2007 Board meeting. (Glasner/Licht)

C. Manager's Report

1. Project Updates
2. Acceptance of Parcel 39 from Pulte
Action: A motion was made, seconded and unanimously passed to accept responsibility for Parcel 39 from the developer. (Glasner/Licht)

D. Pool Committee

1. June 11, 2007 minutes accepted with thanks.
2. Recommendation to repair Windmill Pool gate at a cost not to exceed \$711.00
Action: A motion was made, seconded and unanimously passed to approve the repairs to the Windmill Pool gate at a cost not to exceed \$711.00. (Licht/Shannon)
3. Recommendation to re-strap 12 broken chairs in kiddie colors at a cost of \$73.00 each and rearrange 4 umbrellas at a cost of \$85.00 each to allow the Community Center to better color-coordinate. (Total cost not to exceed \$1216.00 + tax)
Action: A motion was made, seconded and unanimously passed deny the request to re-strap the broken chairs and rearrange the umbrellas. (Ross/Glasner)
4. Recommendation to appoint Russell Clanagan and Phil Kinney to the Pool Committee.
Action: A motion was made, seconded and unanimously passed to appoint Russell Clanagan and Phil Kinney to the Pool Committee. (Glasner/Licht)

E. Landscape Committee

1. June 5, 2007 minutes accepted with thanks.
2. Recommendation to approve funds of \$1900.00 + tax to correct various noted erosion issues throughout the committee before Monsoon season hits.
Action: A motion was made, seconded and unanimously passed to approve the correction of the erosion issues at a cost not to exceed \$1900.00 + tax. (Glasner/Haussler)

F. Covenants Committee

1. June 12, 2007 minutes accepted with thanks.
2. Recommendation for Violation Fines.
 - a. 40/069 – a recommendation was submitted by the Covenants Committee to uphold the violation but suspend the fine for the 7th + weed violation.
Action: A motion was made, seconded and unanimously passed to impose the fine for the 7th + weed violation. (Glasner/Ross)
 - b. 12A/076 – a recommendation was submitted by the Covenants Committee to table the 1st & second violations for Business Use until the July 2007 meeting.
Action: A motion was made, seconded and unanimously passed to support the Covenants Committee's recommendation to table the Business Use violations until the July 2007 meeting. (Licht/Glasner)
 - c. 43/087 – a recommendation was submitted by the Covenants Committee to uphold the 5th violation for parking/storing an inoperable vehicle but to reverse the fine.
Action: A motion was made, seconded and unanimously passed to support the Covenants Committee's recommendation to uphold the 5th inoperable vehicle violation but to reverse the fine. (Licht/Glasner)
 - d. 4/020 – a recommendation was submitted by the Covenants Committee to table the violations for 4th & 5th Animal Nuisance, 3rd Duty of Maintenance, 6th Parking and 3rd Yard Maintenance and to grant the homeowner an extension of 30 days to address all issues on lot.
Action: A motion was made, seconded and unanimously passed to grant the 30 day extension to correct all outstanding issues on the lot but to impose all pending violations and associated fines. (Haussler/Ross)
 - e. **Action:** A motion was made, seconded and unanimously passed to accept all other submitted fine recommendations with the previous exceptions noted. (Glasner/Licht)

G. Architectural Review Committee

1. May 23 and June 13, 2007 minutes were unavailable and will be submitted for review at the July 2007 Board meeting

H. Activities/Publicity Committee

1. June 11, 2007 Minutes accepted with thanks.
2. Acknowledgement of Diane Mossbargers' resignation with thanks for her service to the community.

I. Strategic Planning Committee

1. No meeting held

J. Facilities Committee

1. No minutes were submitted from June 18, 2007 meeting as there was no quorum.
2. Recommendation from the unquorumed meeting to utilize \$8500.00 in Capital Improvement funding to additionally create proper storage for the community center remodel and install new equipment in the restrooms.
Action: A motion was made, seconded and unanimously passed, based upon the Board's independent decision, to spend up to an additional \$8500.00 in Capital Improvement funds to create proper storage and install new equipment in the restrooms as part of the community center remodel. (Glasner/Licht)
3. Recommendation from the unquorumed meeting to spend budgeted funds to continue the common wall paint project for parcels 26, 27, 28 and a portion of 29 that run along Twin Peaks from Coachline to the Santa Cruz. Cost not to exceed \$9300.00.
Action: A motion was made, seconded and unanimously passed, based upon the Board's independent decision, to spend up to \$9300.00 in budgeted funds to continue the common wall paint project for parcels 26, 27, 28 and a portion of 29 that run along Twin Peaks from Coachline to the Santa Cruz. (Glasner/Licht)
4. Acknowledgement of the new name for parcel 17 – Mountain Shadows.
5. Recommendation from the unquorumed meeting to remove Ben Hulme from the committee for unexcused absences
Action: A motion was made, seconded and unanimously passed to table this recommendation until the July meeting. (Glasner/Licht)
6. Acknowledgment of the resignation of Jason Gressinger with appreciation for his service to the community.
7. Recommendation from the unquorumed meeting to spend budgeted funds to repair the Parcel 3 pocket park play structure at a cost not to exceed \$2000.00.
Action: A motion was made, seconded and unanimously passed, based upon the Board's independent decision, to spend budgeted funds for the repair of the health and safety issue on the Parcel 3 pocket park play structure at a cost not to exceed \$2000.00. (Glasner/Licht)

K. Nominating Committee

1. Meeting held on June 14, 2007 was recapped as part of the Manager's report.
2. Acknowledgment of the resignation of Sandra Shkolnick from the committee to be a candidate in the upcoming Board elections.
3. Interviews have been scheduled for the two candidates who have submitted applications to run for the Board – Sandra Shkolnick and Marc Minkin.

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

None

X. FUTURE MEETING SCHEDULE

Study Session – July 25, 2007

Board Meeting – July 31, 2007

XI. ADJOURNMENT – 8:31 P.M.

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