

Continental Ranch Community Association

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Minutes of the Board Meeting Tuesday, July 31, 2007

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted a Board Meeting on Tuesday, July 31, 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 July 31, 2007, CRCA Board Meeting to order at 7:02 PM. A quorum of 5 to conduct an official meeting existed. Mr. Haussler arrived at 7:10 PM, bringing quorum to 6.

II. Guests – Representatives from Waste Management gave a brief presentation regarding proposed changes to the trash and recycling collection services being provided in the Association and answered questions from the Board and homeowners in attendance.

III. Homeowner Forum – Circle K responded to the petition of 1400 signatures submitted by members of the CRCA community. A copy of their response letter was submitted. Concern expressed that violation notice received regarding minimum front yard landscaping requirements not supported by the CC&Rs or the Design Guidelines. Request that Board require Management to supply public records in an electronic format so that they can be manipulated for statistical analysis by homeowners. Complaint expressed that Activities Committee meets during the day, making it impossible for working adults to participate or attend.

IV. Approval of Minutes

The June 26, 2007 Meeting Minutes were reviewed.

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

V. Appeals, Requests and Waivers

1. 7086 – Request for a parking variance

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

2. 10098 – Appeal of fines
Action: A motion was made, seconded and unanimously passed to deny the request to have fines waived for weeds and duty of maintenance violations. (Glasner/Ross)
3. 28127 – Waiver of late fee & postage reimbursement charges.
Action: A motion was made, seconded and unanimously passed to deny the waiver of the late fee and postage reimbursement charges. (Glasner/Ross)
4. 39024 – Appeal of fines
Action: A motion was made, seconded and unanimously passed to deny the request to reverse fines for weeds, yard maintenance and minimum front yard landscaping violations. (Ross/Glasner)
5. 42067 – Request for a parking variance
Action: A motion was made, seconded and unanimously passed to deny the variance request. (Haussler/Ross)

VI. Reports

A. President's Report

1. None

B. Finance Committee

1. July 11, 2007 minutes accepted with thanks.
2. Recommendation to approve the 2007/08 Budget first draft (Tabled from June mtg.)
Action: A motion was made, seconded and unanimously passed to approve the 2007/2008 Budget as submitted. (Licht/Glasner)

C. Manager's Report

1. Project updates
2. Request to approve Annual Meeting budget of \$1000.00 for refreshments and give-a-ways to encourage voting.
Action: A motion was made, seconded and unanimously passed to approve a \$1000 Annual Meeting budget for refreshments and give-a-way items. (Glasner/Ross)
3. Pulte request for drainage way property to be turned over to the Town of Marana.
Action: A motion was made, seconded and unanimously passed to approve the request for the drainage way property to be turned over to the Town of Marana with the stipulation that Pulte pay for all associated legal/transfer fees. (Licht/Shannon)
4. 42085 – Request for clean up (did not pass as an Action-in-Lieu)
Action: A motion was made, seconded and unanimously passed to have Groundskeeper clean up the lot as requested and to bill the expense back to the homeowner's account with the Association. (Glasner/Ross)
5. Request for up to \$300.00 to post signs around both the Windmill Park and parking lot, Community Center and parking lot so allow MPD to enforce trespassing law; A.R.S. 13-1503.A
Action: A motion was made, seconded and unanimously passed to approve the posting of trespassing signs as requested at a cost not to exceed \$300. (Licht/Ross)
6. Request for a contingency fund for the CC remodel for unforeseen issues in the amount of \$20,000.00 with review of issues with Board President.
Action: A motion was made, seconded and unanimously passed to establish a \$20,000 contingency fund for the Community Center remodel as requested with the understanding that arising issues be reviewed with Board President. (Licht/Glasner)

D. Pool Committee

1. July 9, 2007 minutes accepted with thanks.

2. Recommendation to replace the changing stall door in the Windmill pool men's room at a cost not to exceed \$500.
Action: A motion was made, seconded and unanimously passed to replace the changing stall door as requested at a cost not to exceed \$500. (Glasner/Licht)
3. Recommendation to open Community Center pool March 1st instead of April 1st and to close it on November 1st instead of October 1st.
Action: A motion was made, seconded and unanimously passed to deny the request to modify the schedule for opening and closing the Community Center pool. (Glasner/Ross)
4. Recommendation to require the reporting of all vandalism incidents to Marana Police.
Action: A motion was made, seconded and unanimously passed to deny the recommendation requiring Management to file official reports with Marana Police for all incidents of vandalism at the Association pools. (Hausler/Licht)
5. Recommendation to deny the Marana High School/Continental Ranch swim team pool use request.
Action: A motion was made, seconded and unanimously passed to deny the use of the Association pools by the Marana High School/Continental Ranch swim team. (Glasner/Shannon)

E. Landscape Committee

1. No meeting was held in the month of July.

F. Covenants Committee

1. July 10, 2007 minutes accepted with thanks.
2. Recommendation to change the Daily Fine Process, including when a lot is considered for daily fines and the daily fine amount.
Action: A motion was made, seconded and unanimously passed to accept the Committee's recommendation to change the Daily Fine Process as submitted, including when a lot is considered for daily fines and the daily fine amount. (Glasner/Licht)
3. Recommendation for Violation Fines and/or Lot Cleanups.
 - a. 43/036 – a recommendation was submitted by the Covenants Committee to have Groundskeeper enter onto the property to clean up the front and back yards and to bill the associated charges back to the homeowner's account with the Association.
Action: A motion was made, seconded and unanimously passed to approve the Committee's recommendation to have the lot cleaned. (Glasner/Ross)
 - b. 19/119 – a recommendation was submitted by the Covenants Committee to have Groundskeeper enter onto the property to clean up the front and back yards and to bill the associated charges back to the homeowner's account with the Association.
Action: A motion was made, seconded and unanimously passed to approve the Committee's recommendation to have the lot cleaned. (Licht/Ross)
 - c. 19/084 – a recommendation was submitted by the Covenants Committee to reverse and void the 1st Notice of Parking for a moving van and trailer that were parked on the street.
Action: A motion was made, seconded and unanimously passed to support the current parking policies of the Association but to create a new 1st Notice of Parking for Moving Vehicles that educates the lot about the parking policies of the Association and allows for the 1st Notice of Parking to be expunged as long as no additional street parking violations are issued within 30 days of the first notice for the moving vehicle. (Glasner/Ross)

- d. 40/032 – a recommendation was submitted by the Covenants Committee to uphold the 1st & 2nd violation notices for parking but to reverse the 3rd Notice of Parking
Action: A motion was made, seconded and unanimously passed to uphold the violation for the 3rd Notice of Parking but to suspend the fine. (Glasner/Licht)
- 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, June 13, June 27 and July 11, 2007 minutes were accepted with thanks.
2. 9127 – Request to have the Board of Directors determine if the dog kennel is in compliance with the CC&Rs.
Action: A motion was made, seconded and passed (4 to 1) to table the request to allow time for obtaining additional information from the homeowner. (Glasner/Shannon w/ Ross opposing)
3. Request the use of Landscape Non-Compliance Agreements for Lot 16022 (palm trees too close to common wall) and Lot 17027 (trees too close to common wall)
Action: A motion was made, seconded and passed (4 to 1) to use Landscape Non-Compliance Agreements for Lots 16022 and 17027 as requested. (Glasner/Ross w/ Shannon opposing)

H. Activities/Publicity Committee

1. July 9, 2007 Minutes accepted with thanks.
2. Recommendation to spend up to \$500 on 4-5 storage cabinets that would be located along a wall in the remodeled Community Center.
Action: A motion was made, seconded and unanimously passed to table the request until after the Community Center remodel is complete. (Glasner/Licht)

I. Strategic Planning Committee

1. No meeting held

J. Facilities Committee

1. July 16, 2007 Minutes accepted with thanks.
2. Recommendation to remove Ben Hulme from the committee for absences.
Action: A motion was made, seconded and unanimously passed to remove Ben Hulme from the committee. (Ross/Licht)
3. Recommendation to appoint Carl Junk to the committee.
Action: A motion was made, seconded and unanimously passed to appoint Carl Junk to the committee. (Glasner/Licht)
4. Recommendation to approve an additional \$10,182.33 from reserves to complete the remodel of the men's and ladies' bathrooms at the Community Center.
Action: A motion was made, seconded and unanimously passed to approve an additional \$10,182.33 from reserves to complete the remodel of the men's and ladies' bathrooms at the Community Center. (Licht/Glasner)

K. Nominating Committee

1. The election slate for the 2007/2008 Board of Directors Election was presented and includes Sandra Shkolnick, Marc Minkin and Robert Lozano

L. Election Committee

1. Request appointment of Edna Coburn, Connie Gaddie, Gladys Pope and Mary Puckett to the committee.

Action: A motion was made, seconded and unanimously passed to appoint Edna Coburn, Connie Gaddie, Gladys Pope and Mary Puckett to the committee. (Glasner/Ross)

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

1. Request from Sandy Padilla to purchase coffee tables and end tables from the Community Center front room.

Action: A motion was made, seconded and unanimously passed to approve the request with the caveat that the tables be sold for \$25 each or \$50 for all three. (Glasner/Licht)

X. FUTURE MEETING SCHEDULE

Study Session – August 22, 2007 (location: TBA)

Board Meeting – August 28, 2007 (location: Marana Northwest Urgent Care)

XI. ADJOURNMENT – 8:18 P.M.

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