

# Continental Ranch Community Association

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## **Minutes of the Board Meeting Tuesday, August 28, 2007**

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted a Board Meeting on Tuesday, August 28, 2007 at 6:30 PM. In attendance were Jan Mann, Nicole Glasner, Walter Ross, and Tom Licht. Gunter Haussler was excused. Billy Shannon was absent. 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 August 28, 2007, CRCA Board Meeting to order at 6:30 PM. A quorum of 4 to conduct an official meeting existed.

**II. Homeowner Forum** – It was reported that Pool Committee member and former Board member, Russell Clanagan, had been taken to the hospital that night, having suffered a possible heart attack.

### **III. Approval of Minutes**

The July 31, 2007 Meeting Minutes were reviewed.

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

### **IV. Appeals, Requests and Waivers**

1. 3058 – Waiver of collection fees

**Action:** A motion was made, seconded and unanimously passed to deny the waiver of collection fees. (Glasner/Mann)

2. 8043 – Appeal of paint color for gates

**Action:** A motion was made, seconded and unanimously passed to deny the appeal. (Ross/Mann)

3. 8089 – Appeal of flagstone walkway

**Action:** A motion was made, seconded and unanimously passed to deny the appeal. (Ross/Licht with Glasner recusing herself)

4. 12A021 – Appeal of pomegranate tree in front side yard

**Action:** A motion was made, seconded and unanimously passed to deny the appeal. (Mann/Ross)

5. 12A076 – Appeal of Business Use rule

**Action:** A motion was made, seconded and failed to pass to reverse the third violation notice but to uphold the first and second notices. (Licht/Glasner with Mann and Ross opposed)

**Action:** A motion was made, seconded and unanimously passed to uphold all violations as issued but to suspend the fine for the third notice. (Licht/Glasner)

## V. Reports

### A. President's Report

1. Lot 17017 submitted a request to allow her mother to stay in the driveway in her RV for four days while visiting due to medical needs. The request failed via action-in-lieu due to a lack of response from all Board members.

**Action:** A motion was made, seconded and unanimously passed to issue a 4-day medical parking pass to the lot to allow the mother to stay in the RV in the driveway while visiting her daughter. (Mann/Glasner)

### B. Finance Committee

1. August 15, 2007 minutes accepted with thanks.

### C. Manager's Report

1. Project updates
2. Request to approve \$500.00 for the Volunteer Luncheon to be held on October 6, 2007.

**Action:** A motion was made, seconded and unanimously passed to approve a budget of \$500.00 for the Volunteer Luncheon as requested. (Glasner/Licht)

3. Request to purchase more drive space for the server to accommodate the volume of pictures being taken on a regular basis at a cost not to exceed \$668.00.

**Action:** A motion was made, seconded and unanimously passed to approve the purchase of additional drive space for the server at a cost not to exceed \$668.00. (Glasner/Mann)

4. Request to clean-up Lot 4098 at a cost not to exceed \$500.00

**Action:** A motion was made, seconded and unanimously passed to approve the clean-up of Lot 4027 at a cost not to exceed \$500.00. (Licht/Mann)

### D. Pool Committee

1. August 13, 2007 minutes accepted with thanks.
2. Upon receiving a formal request for a Board liaison, Nicole Glasner volunteered to attend the September 2007 committee meeting and Tom Licht volunteered to attend the October 2007 meeting until a new, permanent liaison is appointed following the Board elections and Annual Meeting in October.

3. Recommendation to have the Community Center pool close Nov. 1<sup>st</sup> instead of Oct. 1<sup>st</sup>.

**Action:** A motion was made, seconded and unanimously passed to extend the open availability of the Community Center pool until November 1<sup>st</sup> on a trial basis, for one year only. (Mann/Glasner)

4. Recommendation to have the Community Center pool open one week prior to the Marana Unified School District Spring Break.

**Action:** A motion was made, seconded and unanimously passed to open the Community Center pool one week prior to the Marana Unified School District Spring Break on a trial basis, for one year only. (Licht/Ross)

5. Recommendation to require that management file formal police reports on all vandalism issues with the Marana PD; with emphasis on the committee's desire to completely document all incidences as a means of encouraging additional patrols by MPD.

**Action:** A motion was made, seconded and unanimously passed to have management file formal police reports on any vandalism, as they currently are doing,

that occurs on Association property and that falls into the category of graffiti and/or damage to equipment/hardscape at any tot lot, park, building or pool. The reports should only be filed when police action is needed. Other items should continue to be reported via e-mail communication; including times when eye-witnesses are not available, or when police action is not required. (Glasner/Mann)

6. Recommendation to add a second clock to the Community Center pool on the northwest side of the facility.

**Action:** A motion was made, seconded and unanimously passed to add a second clock to the Community Center pool on the northwest side of the facility at a cost not to exceed \$100.00. (Glasner/Licht)

#### **E. Landscape Committee**

1. August 7, 2007 minutes accepted with thanks.

#### **F. Covenants Committee**

1. August 14, 2007 minutes accepted with thanks.
2. Recommendation for Violation Fines and/or Lot Cleanups.
  - a. 12B031 – a recommendation was submitted by the Covenants Committee to have Groundskeeper enter onto the property to clean up the front and side 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 if the property is not brought into compliance by August 29, 2007. (Licht/Glasner)
  - b. 9191 – a recommendation was submitted by the Covenants Committee to table the Call to Covenants violation issued after a copy of the rental agreement/lease was not submitted to the Association as requested.  
**Action:** A motion was made, seconded and unanimously passed to impose the fine. (Mann/Glasner)
  - c. 39/041 – a recommendation was submitted by the Covenants Committee to table the 4<sup>th</sup> & 5<sup>th</sup> Duty of Maintenance violations to allow the homeowner 30 days of additional time to remove the oil stains.  
**Action:** A motion was made, seconded and unanimously passed to deny the appeal. (Mann/Ross)
  - d. Commercial Vehicles – a request was submitted by the Covenants Committee seeking the Board's opinion regarding commercial vehicles that are parked in individual driveways, but that exceed the size restrictions stated in CC&R 5.2.7.6. The committee would like to have a policy created or to receive direction in how this CC&R is to be enforced.  
**Action:** A motion was made, seconded and unanimously passed to obtain legal comment from attorneys David McEvoy and Tanis Duncan prior to taking any action as a Board. (Mann/Glasner)
  - 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. July 25 and August 8, 2007 minutes accepted with thanks.

#### **H. Activities/Publicity Committee**

1. August 6, 2007 minutes accepted with thanks.

**I. Strategic Planning Committee**

1. No meeting held

**J. Facilities Committee**

1. August 20, 2007 minutes accepted with thanks.
2. Recommendation to accept the proposal from Abeyta Painting to repaint the Community Center exterior, pool walls and wrought iron pool fencing at a cost not to exceed \$6700.  
**Action:** A motion was made, seconded and unanimously passed to accept the proposal from Abeyta Painting to repaint the Community Center exterior, pool walls and wrought iron pool fencing at a cost not to exceed \$6700. (Glasner/Mann)
3. Recommendation to appoint Chuck Simons to the Facilities Committee.  
**Action:** A motion was made, seconded and unanimously passed to appoint Chuck Simons to the Facilities Committee. (Glasner/Mann)

**K. Nominating Committee**

1. Election Slate petition deadline is August 30, 2007.
2. The slate for the 2007/2008 Board of Directors Election was presented and accepted by the Board with the stipulation that a petition could be received by the petition deadline and modify the election slate. The slate presented included Sandra Shkolnick, Marc Minkin, and Robert Lozano, who applied through the standard process, and Fred Curran, who was added by petition.

**L. Election Committee**

1. August 21, 2007 minutes accepted with thanks.
2. Recommendation to appoint Marjorie Walp to the committee as the 5<sup>th</sup> member.  
**Action:** A motion was made, seconded and unanimously passed to appoint Marjorie Walp to the committee. (Mann/Glasner)
3. Recommendation to appoint Linda Grzesik, Joan Marchese, Mary Mooney, Joan Travis-Triumph, Bonnie Vantrepotte, Bob Vantrepotte, Linda DiPalma, Lynn Lauro, and, as added to the agenda after its' distribution, Rose Marie Feraco to be tellers.  
**Action:** A motion was made, seconded and unanimously passed to appoint Linda Grzesik, Joan Marchese, Mary Mooney, Joan Travis-Triumph, Bonnie Vanterpotte, Bob Vanterpotte, Linda DiPalma, Lynn Lauro and, as added, Rose Marie Feraco, to be tellers. (Glasner/Mann)

**VI. OLD BUSINESS**

**VII. NEW BUSINESS**

**X. FUTURE MEETING SCHEDULE**

**Study Session** – September 19, 2007

**Meet the Candidates** – September 25, 2007 from 5:30 PM to 6:45 P.M.

**Board Meeting** – September 25, 2007 @ 7:00 P.M.

**XI. ADJOURNMENT – 7:09 P.M.**

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