

Continental Ranch Community Association

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Minutes of the Board Meeting Tuesday, September 25, 2007

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted a Board Meeting on Tuesday, September 25, 2007 at 7:00 PM. In attendance were Jan Mann, Nicole Glasner, Walter Ross, Tom Licht and Billy Shannon. Gunter Haussler 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 September 25, 2007, CRCA Board Meeting to order at 6:59 PM. A quorum of 5 to conduct an official meeting existed.

II. Homeowner Forum – Complaint expressed that the Pool Committee was not properly notified that the Community Center pool was being closed for the first week of October for painting prior to the committee submitting their request to have the Community Center pool remain open through November 1st. It was requested that the Board disregard this request and table it until 2008. A request was made that the Town of Marana TOT program being run out of the new Parks and Recreation Annex be permitted to use the Windmill Park soccer field and tot lot, citing the Town's various acts of goodwill toward and cooperation with the Association in the past. Disappointment was expressed about the Board's unwillingness to offer a forum for homeowner feedback during the business portion of the meeting. Questions were posed and complaints expressed about the new contract negotiated with Waste Management for trash/recycling service within the Association.

III. Approval of Minutes

The August 28, 2007 Meeting Minutes were reviewed.

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

IV. Appeals, Requests and Waivers

1. 3015 – Removal of 1st notice for Maintenance of Landscape

Action: A motion was made, seconded and unanimously passed to deny the appeal to remove the 1st notice for Maintenance of Landscape. (Glasner/Licht)

2. 4037 – Waiver of assessments, late fees and violation fines

- Action:** A motion was made, seconded and unanimously passed to deny the request to waive all assessments, late fees and violation fines. (Glasner/Ross)
3. 4075 – Appeal of resale statement and transfer fees, ARC appeal for denied patio set in front yard and appeal of health, safety and welfare violation regarding pet waste.
Action: A motion was made, seconded and unanimously passed to deny the appeal of the resale statement and transfer fees, the ARC's denial of the patio set in the front yard, and the health, safety and welfare violation. (Ross/Shannon)
 4. 4102 – Appeal of violation fines for weeds, lease requirements, parking
Action: A motion was made, seconded and unanimously passed to deny the appeal of violation fines imposed for weeds, lease requirements, and parking. (Licht/Ross)
 5. 7098 – Waiver of weeds and ARC non-compliance fines
Action: A motion was made, seconded and unanimously passed to deny the waiver of violation fines imposed for weeds and ARC non-compliance. (Ross/Glasner)
 6. 8043 – Appeal of Board decision of paint color for gates
Action: A motion was made, seconded and unanimously passed to table the appeal and redirect the request back to the Architectural Review Committee for a final review. The ARC's decision will be final and binding and the issue will not be submitted back to the Board for further comment or consideration. (Glasner/Licht)
 7. 8089 – Appeal of Board decision for flagstone walkway and ARC denial of up-lighting and pavers
Action: A motion was made, seconded and unanimously passed to take no exception and require the lot to bring the steps into compliance with the Design Guidelines at the time the home is sold or the steps fall into disrepair. (Licht/Shannon with Glasner recusing herself)
Action: A motion was made, seconded and failed to pass (2 to 1) to deny the appeal. (Ross/Shannon with Licht opposed and Glasner recusing herself) After further discussion following the failed action, an agreement was reached between the Board and the homeowners that the uplights can remain in the yard and will be approved upon confirmation in 30 days that they have been redirected to run parallel with or down toward the ground.
Action: A motion was made and seconded to take no exception and allow the pavers to remain in the yard until they fall into disrepair, or the home or the boat is sold. Then, after discussion, the motion was amended to allow the pavers with the understanding that the homeowners will add additional pavers to their yard to create the appearance of a purposeful walkway and that the new configuration will be approved upon confirmation of its installation in 30 days. (Licht/Shannon with Glasner recusing herself)
 8. 10057 – Waiver of weed fines
Action: A motion was made, seconded and unanimously passed to deny the waiver of violation fines imposed for weeds. (Glasner/Shannon)
 9. 12B122 – Appeal of ARC denial of window A/C unit and reflective window tint
Action: A motion was made, seconded and unanimously passed to deny the appeal for the reflective window tint. (Glasner/Ross)
Action: A motion was made, seconded and unanimously passed to deny the appeal for the window-mounted A/C unit. (Glasner/Ross)

V. Reports

A. President's Report

1. Jan Mann, Nicole Glasner and Trish Ledbetter attended a meeting with Marana Mayor Ed Honea, Town Manager Mike Reuwsaat, and representatives from all other HOAs in Marana. Among those topics discussed were the fact that most Town functions are held at Ora Mae Harn Park when the majority of the Town's population is far south of that location; the closure of Silverbell between Cortaro and Ina Roads for 18 months while road construction takes place; landscaping additions planned along Silverbell; and the addition of six extra police officers to control traffic when the new In-n-Out Burger opens.

B. Finance Committee

1. August 2007 and updated July 2007 accepted with thanks

C. Manager's Report

1. Project updates
2. Request for a field use agreement by the Town of Marana TOT program to use the Windmill Park soccer field and tot lot play equipment Monday through Thursdays at random times between the hours of 9:00 AM and 12:00 noon.
Action: A motion was made, seconded and unanimously passed to approve the request for a field use agreement with the stipulation that proof of insurance be provided prior to the agreement being signed, and that all of the standard field use agreement caveats apply. (Glasner/Ross)
3. Correspondence was received from lot 40266 requesting a direct response from the Board regarding various questions posed. The homeowners were present at the meeting and were able to discuss their concerns with the Board during the meeting.

D. Pool Committee

1. September 10, 2007 minutes accepted with thanks.
2. Recommendation to file a complaint with BBB and have legal counsel send a letter to Safron regarding the ladders that have not been replaced nor a refund received.
Action: A motion was made, seconded and unanimously passed to file a complaint with the Better Business Bureau against Safron and to have legal counsel send Safron a letter regarding the ladders that have not been replaced or refunded. (Glasner/Licht)
3. Recommendation to not approve the requests from Pusch Ridge Swim Team to use the Association's pool for winter swim practice and Marty Parker to establish a competitive swimming program at the community pools.
Action: A motion was made, seconded and unanimously passed to deny the requests from Pusch Ridge Swim Team to use the Association's pool for winter swim practice and Marty Parker to establish a competitive swimming program at the community pools. (Glasner/Licht)

E. Landscape Committee

1. September 13, 2007 minutes accepted with thanks
2. Recommendation to spend \$24,326.25 + tax from the plant replacement budget to update entries at parcels 7 & 8, the Windmill office and pool area, the tot lot at Parcel 28, Coachline from Silverbell to drainage way #3, the entry at parcel 39, the Coachline/Silverbell monuments, the parcel 29 entry flowerbed and the parcel 10 entry.
3. **Action:** A motion was made, seconded and unanimously passed to approve the request to spend \$24,326.25 + tax from the plant replacement budget to update entries at parcels 7 & 8, the Windmill office and pool area, the tot lot at Parcel 28, Coachline from Silverbell to drainage way #3, the entry at parcel 39, Coachline/Silverbell monuments, the parcel 29 entry flowerbed and the parcel 10 entry. (Glasner/Ross)

F. Covenants Committee

1. September 11, 2007 minutes accepted with thanks
2. Review of the Commercial Vehicle Parking Rule (Tabled from last month)
Action: A motion was made, seconded and unanimously passed to retable this issue until the October 2007 Board meeting pending legal comment from the second attorney, Tanis Duncan. (Glasner/Shannon)

3. Recommendation for lot clean-up at 3044, 9031, 9191, 10094 and 12A069 with cost being charged back to each lot.
4. **Action:** A motion was made, seconded and unanimously passed to approve the clean-up of lots 3044, 9031, 9191, 10094 and 12A069 with cost being charged back to each lot. (Licht/Glasner)
5. Request to have the Board review lot 4014 yard maintenance issue as the committee was unable to reach a majority decision.
Action: A motion was made, seconded and unanimously passed to deny the appeal. (Licht/Glasner)
6. Request to obtain legal consultation on lot 12A004 for the 3 daily fine issues and the options the Association has to gain compliance.
7. **Action:** A motion was made, seconded and unanimously passed to obtain legal consultation on lot 12A004 for the 3 daily fine issues and the options the Association has to gain compliance. (Glasner/Licht)
8. Recommendation for Violation Fines.
Action: A motion was made, seconded and unanimously passed to accept the committee's fine recommendations as presented. (Glasner/Ross)
9. Recommendation to appoint Grant Winston to the Committee.
Action: A motion was made, seconded and unanimously passed to appoint Grant Winston to the Covenants Committee. (Licht/Glasner)

G. Architectural Review Committee

1. August 22 and September 12 minutes accepted with thanks.

H. Activities/Publicity Committee

1. September 10, 2007 minutes accepted with thanks.
2. Recommendation to spend up to \$5000.00 from the Activities budget for the Fall Festival.
Action: A motion was made, seconded and unanimously passed to spend up to \$5000.00 from the Activities budget for the Fall Festival. (Glasner/Licht)

I. Strategic Planning Committee

1. No meeting held

J. Facilities Committee

1. September 17, 2007 minutes accepted with thanks.
2. Recommendation to spend up to \$100.00 for signs on the community center bathroom hallway gate reminding homeowners they need their card to exit the bathrooms.
Action: A motion was made, seconded and unanimously passed to spend up to \$100.00 for signs on the community center bathroom hallway gate reminding homeowners they need their card to exit the bathrooms. (Glasner/Licht)

K. Nominating Committee

1. No meeting held.

L. Election Committee

1. Recommendation to appoint Mike Rebro as a teller and Jorge Anda as an alternate teller.
Action: A motion was made, seconded and unanimously passed to appoint Mike Rebro as a teller and Jorge Anda as an alternate teller. (Glasner/Licht)

VI. OLD BUSINESS

None

VII. NEW BUSINESS

None

X. FUTURE MEETING SCHEDULE

Study Session – No session in October due to Annual Meeting

Board Meeting – October 17, 2007 due to Annual Meeting

Annual Meeting – October 23, 2007 at Coyote Trail Elementary

XI. ADJOURNMENT – 8:03 P.M.

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