

Continental Ranch Community Association

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Minutes of the Board Meeting Tuesday, October 17, 2007

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted a Board Meeting on Tuesday, October 17, 2007 at 7:00 PM. In attendance were Jan Mann, Nicole Glasner, Walter Ross, Tom Licht and Billy Shannon. Gunter Haussler 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 October 17, 2007, CRCA Board Meeting to order at 7:07 PM. A quorum of 5 to conduct an official meeting existed.

II. Homeowner Forum – No comments, questions, complaints or concerns from the membership were expressed.

III. Approval of Minutes

The September 25, 2007 Meeting Minutes were reviewed.

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

IV. Appeals, Requests and Waivers

None

V. Reports

A. President's Report

1. Jan Mann spoke about the newly signed contract with Waste Management and alerted homeowners that the recent correspondence sent out by Saguaro Environmental Services did not have the approval or endorsement of the Association.

B. Finance Committee

1. October 16, 2007 meeting minutes accepted with thanks.
2. September Financials accepted with thanks.
3. Recommendation to payback operating from reserves for capital improvements in the amount of (TBA)

Action: A motion was made, seconded and unanimously passed to table the request until an exact dollar amount was available. (Glasner/Licht)

4. Recommendation to move \$350,000.00 from the Operating account to the reserve account to be placed in US Treasury bills until needed for future capital improvement projects.
Action: A motion was made, seconded and unanimously passed to approve the request to move \$350,000.00 from the Operating account to the reserve account to be placed in US Treasury bills until needed for future capital improvement projects. (Glasner/Shannon)

C. Manager's Report

1. Storage for rental groups at the CC was discussed. It was determined that formal, written requests are needed from the individual groups requiring storage before any formal action can be taken by the Board for possible accommodations.
2. Association's 20th Birthday Celebration
Action: A motion was made, seconded and unanimously passed to solicit an ad hoc committee of members to plan and organize a birthday celebration. (Glasner/Ross)
3. Request to spend up to \$600.00 to replace broken furniture in the Association office.
Action: A motion was made, seconded and unanimously passed to approve the request to spend up to \$600.00 to replace broken furniture in the Association office. (Glasner/Shannon)
4. Recommendation to remove a 55' tree from rear yard that is currently at a 45 degree angle and ready to fall at lot 10094.
5. **Action:** A motion was made, seconded and unanimously passed to remove the 55' tree from the rear yard that is currently at a 45 degree angle and ready to fall at lot 10094. (Glasner/Ross)
6. Rezoning meeting for parcel adjacent to Parcel 9 (#305-50-13B). A homeowner in attendance stated that he understood that is a parcel next to the proposed veterinary clinic site. Management will contact Planning and Zoning with the Town of Marana to obtain additional details.

D. Pool Committee

1. October 8, 2007 meeting minutes accepted with thanks.
2. Request to replace a broken heater at CC pool at a cost not to exceed \$3247.22.
Action: A motion was made, seconded and unanimously passed to replace the broken heater at the CC pool at a cost not to exceed \$3247.22. (Licht/Ross)
3. Request to replace two plastic rails at the CC pool with three powder-coated steel rails at a cost not to exceed \$2300.
Action: A motion was made, seconded and failed to pass (0 to 4) to deny the request. (Glasner/Licht).
Action: A motion was made, seconded and unanimously passed to replace two plastic rails at the CC pool with three powder-coated steel rails at a cost not to exceed \$2300. (Glasner/Shannon)
4. Request to replace faded depth markers at CC pool at a cost not to exceed \$884.26.
Action: A motion was made, seconded and unanimously passed to replace the faded depth markers at the CC pool at a cost not to exceed \$884.26. (Licht/Glasner)
5. Recommendation to deny the request from Ted Hartenstein to establish a USAS registered competitive swimming program at the Association pools.
Action: A motion was made, seconded and unanimously passed to deny the request from Ted Hartenstein to establish a USAS registered competitive swimming program at the Association pools. (Licht/Glasner)

It was additionally suggested that the Pool Committee put forward a recommendation requesting that the Board pass a resolution to deny all future swim team pool use requests.

6. Request to have Pro-Care Janitorial hose down the new Windmill kool deck two times per month at Pro-Care's standard rate of \$30/hour.

Action: A motion was made, seconded and unanimously passed to have Pro-Care Janitorial hose down the kool decks as needed, when pool monitors are not on duty. (Licht/Glasner)

E. Landscape Committee

1. October 16, 2007 meeting minutes were not available as there was no quorum.
2. Recommendation to spend \$43,610.00 + tax from the plant replacement budget to update certain common areas at Parcels 47, 69 and the Silverbell/Coachline monuments.

Action: A motion was made, seconded and unanimously passed to spend \$43,610.00 + tax from the plant replacement budget to update certain common areas at Parcels 47, 69 and the Silverbell/Coachline monuments. (Glasner/Licht)

F. Covenants Committee

1. October 9, 2007 minutes accepted with thanks.
2. A review of the Commercial Vehicle Parking Rule determined that it must be enforced as written per the legal opinion of two attorneys specializing in association law.
3. Recommendation for Violation Fines.

- a. Lot12B042 – Request to have the 3rd notice of Landscape Non-Compliance removed

Action: A motion was made, seconded and unanimously passed to uphold the violation as issued. (Licht/Shannon)

- b. Lot 8065 – Request to remove 2nd notice for Yard Maintenance

Action: A motion was made, seconded and unanimously passed to uphold the violation as issued. (Licht/Ross)

- c. Lot 28054 – Request to remove 1st notice for Weeds

Action: A motion was made, seconded and unanimously passed to remove the violation as requested. (Licht/Glasner)

- d. Lot 3125 – Request to reverse Daily Fines for ARC Non-Compliance

Action: A motion was made, seconded and unanimously passed to raise the daily fine amount to \$25 per day. (Licht/Glasner)

4. Recommendation to clean-up the following lots and bill the cost back on lots 43/033 and 4/088 for a total cost of \$550.00 + tax.

Action: A motion was made, seconded and unanimously passed to clean-up lot 43/033 and 4/088, for a total cost of \$550.00 + tax, and to bill the cost back to the individual lots. (Glasner/Shannon)

5. Recommendation for Violation Fines.

Action: A motion was made, seconded and unanimously passed to accept all recommended violation fines with the previously noted exceptions. (Licht/Glasner)

G. Architectural Review Committee

1. September 26 minutes were accepted with thanks.
2. Recommendation to appoint Shari Saxton to the committee

Action: A motion was made, seconded and unanimously passed to appoint Shari Saxton to the committee. (Ross/Glasner)

H. Activities/Publicity Committee

1. October 10, 2007 minutes accepted with thanks.

2. Request to spend \$500.00 for the Annual Holiday Light Contest in December from the Activity budget.
Action: A motion was made, seconded and unanimously passed to spend \$500.00 for the Annual Holiday Light Contest in December from the Activity budget. (Glasner/Ross)

I. Strategic Planning Committee

1. No meeting held

J. Facilities Committee

1. September 17, 2007 minutes accepted with thanks.

K. Nominating Committee

1. The committee was dismissed and acknowledged with thanks for their service to the community.

L. Election Committee

1. No meeting held

VI. OLD BUSINESS

None

VII. NEW BUSINESS

1. Reappointment of the ad hoc committee to review the current Rental Room Policy was discussed in light of the Community Center remodel.
Action: A motion was made, seconded and unanimously passed to reappoint the ad hoc committee to review the current Rental Room Policy. (Glasner/Ross)

Nicole Glasner volunteered to contact the prior ad hoc committee members.

2. License Agreements with the Town of Marana need to be updated to include Acacia Trails and The Villas. The application fee is \$1000.00.
Action: A motion was made, seconded and unanimously passed to approve spending \$1000.00 for the Town of Marana license agreement application. (Glasner/Ross)

X. FUTURE MEETING SCHEDULE

Annual Meeting – October 23, 2007 at Coyote Trail Elementary

Board officer elections – October 24, 2007 at 6:30 PM at the Community Center

Board Meeting – November 27, 2007 at 7:00 PM at the Community Center

XI. ADJOURNMENT – 8:03 P.M.

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