

# Continental Ranch Community Association

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## **Minutes of the Board Meeting Tuesday, November 27, 2007**

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted a Board Meeting on Tuesday, November 27, 2007 at 7:00 PM. In attendance were Jan Mann, Nicole Glasner, Tom Licht, Sandy Shkolnick, Billy Shannon, Robert Lozano and Marc Minkin. Representing Platinum Management were Trish Ledbetter, Vice President of Operations and Karen Matthews, Assistant Manager.

### **I. Call to Order/Verify Quorum**

Jan Mann called the November 27, 2007, CRCA Board Meeting to order at 7:35 PM. A quorum of 7 to conduct an official meeting existed.

### **II. Guests**

1. Officer Jerry Brei from the Marana Police Department had to leave before the meeting could be called to order and requested to be placed on the Board's December 2007 agenda.

**III. Homeowner Forum** – Concerns expressed about street parking and kids darting in and out of the streets on Halloween night. Enthusiasm shared about the new community center marquee. Complaint made that the pools were not being manually opened at 5:00 AM, that the homeowner was threatened with legal action for reporting it to the office and wanted Platinum Management fired. Committee members expressed concerns about a recent letter received from the Board of Directors. Concern expressed about street parking with a request to fix the problem. Complaint made about a letter received for an alleged code of conduct violation. Concern expressed about the veterinarian clinic being developed along Silverbell Road and a request from the homeowner to raise the height of their perimeter wall to provide more privacy and security. Complaint about graffiti along Silverbell Road with a request that the Association provide the homeowner with paint so they can cover any future graffiti that shows up in or around their parcel on weekends. Complaint about the ARC denying fake flowers and that the Association is being petty.

### **IV. Approval of Minutes**

The October 17, 2007 Meeting Minutes were reviewed.

**Action:** A motion was made, seconded and unanimously passed to accept the October 17, 2007

minutes as presented. (Glasner/Licht)

The October 24, 2007 Election of Officers Meeting minutes were reviewed.

**Action:** A motion was made, seconded and unanimously passed to accept the October 24, 2007 minutes with corrections. (Licht/Glasner)

## V. Appeals, Requests and Waivers

1. 8109 – Second request for parking variance  
**Action:** A motion was made, seconded and unanimously passed to deny the request for a parking variance. (Glasner/Shkolnick)
2. 12A004 – Appeal of all fines  
**Action:** A motion was made, seconded and unanimously passed to table the appeal until the December meeting to obtain additional information. (Minkin/Shkolnick)
3. 12B042 – Waiver of non-compliance fee  
**Action:** A motion was made, seconded and unanimously passed to deny the request for a fee waiver. (Licht/Glasner)
4. 39024 – Waiver of fines and collection fees  
**Action:** A motion was made, seconded and unanimously passed to deny the request for a waiver of fines and collection fees. (Glasner/Shannon)

## VI. Reports

### A. President's Report

1. Jan Mann thanked all of the volunteers who helped at the Fall Festival, with special thanks to Billy Shannon and his band.

### B. Finance Committee

1. Meeting minutes – no meeting was held in November
2. October Financials accepted with thanks.
3. Request to reappoint to the Finance Committee Jim Susa, Jay Gerding, Allysa Rhein, Mary Chaffin and Herb Weissenfels.
4. **Action:** A motion was made, seconded and unanimously passed to reappoint Jim Susa, Jay Gerding, Allysa Rhein, Mary Chaffin and Herb Weissenfels to the Finance Committee. (Glasner/Lozano)

### C. Manager's Report

1. The Association's ballot for the noise abatement wall being proposed along the Santa Cruz River had been received from the Town of Marana but none of the requested materials providing details about the project had been received despite repeated requests to various Town officials.

### D. Pool Committee

1. Meeting minutes – no meeting held in November.
2. Request to reappoint to the Pool Committee Colin Cordell, Jim Rothe, Kermit McCutchan, Fred Curran, Chuck Valade, Beth Andresen, Russell Clanagan, Mary Puckett, and Phil Kinney.  
**Action:** A motion was made, seconded and passed (6 to 1) to reappoint to the Pool Committee Colin Cordell, Jim Rothe, Kermit McCutchan, Fred Curran, Chuck Valade, Beth Andresen, Russell Clanagan, Mary Puckett, and Phil Kinney. (Glasner/Minkin with Licht opposed)

**E. Landscape Committee**

1. November 8, 2007 meeting minutes – no minutes were taken as there was a presentation from Groundskeeper on the irrigation system.
2. Request to reappoint to the Landscape Committee Larry Schoof, Fred North, Bill Carden, and Mickey Gomez.  
**Action:** A motion was made, seconded and unanimously passed to reappoint to the Landscape Committee Larry Schoof, Fred North, Bill Carden, and Mickey Gomez. (Glasner/Lozano)

**F. Covenants Committee**

1. November 13, 2007 minutes accepted with thanks.
2. Recommendation to clean-up lot 3/163 at a cost of \$250.00 + tax.  
**Action:** A motion was made, seconded and unanimously passed to clean-up lot 3/163 at a cost not to exceed \$250.00 + tax and to bill the fee back to the lot. (Glasner/Shannon)
3. Recommendation for Violation Fines  
**Action:** A motion was made, seconded and unanimously passed to accept the fine recommendations as submitted. (Licht/Glasner)
4. Request to reappoint to the Covenants Committee Connie Gaddie and Randall Damewood.  
**Action:** A motion was made, seconded and unanimously passed to reappoint to the Covenants Committee Connie Gaddie and Randall Damewood. (Glasner/Shannon)
5. Request to appoint to the Covenants Committee Ron Chaffin and Vicki Lamers.  
**Action:** A motion was made, seconded and unanimously passed to appoint to the Covenants Committee Ron Chaffin and Vicki Lamers. (Glasner/Licht)
6. Acknowledgement of the resignation of Al Stark, Connie DeLarge, Peggy Bracken, Grant Winston and Paul Taylor with appreciation for their hard work and dedication to the community.

**G. Architectural Review Committee**

1. October 10 and October 24, 2007 minutes accepted with thanks.
2. Recommendation to appoint Walter Ross to the committee  
**Action:** A motion was made, seconded and unanimously passed to appoint Walter Ross to the committee. (Glasner/Shannon)
3. Request to reappoint to the ARC Janice Goodall, Robert Dizon, Arl Diaz, Vicki Lamers and Shari Saxton.  
**Action:** A motion was made, seconded and unanimously passed to reappoint to the ARC Janice Goodall, Robert Dizon, Arl Diaz, Vicki Lamers and Shari Saxton. (Glasner/Minkin)
4. Acknowledgement of the transition of Sandy Shkolnick from being a member of the ARC to now participating as the ARC Liaison since being elected to the Board.

**H. Activities/Publicity Committee**

1. November 5, 2007 minutes accepted with thanks.
2. Request to reappoint to the Activities Committee Barbara Herron and Linda DiPalma.  
**Action:** A motion was made, seconded and unanimously passed to reappoint to the Activities Committee Barbara Herron and Linda DiPalma. (Glasner/Lozano)
3. Recommendation to appoint Liza Lugo to the Activities Committee.  
**Action:** A motion was made, seconded and unanimously passed to appoint Liza Lugo to the Activities Committee. (Glasner/Minkin)
4. Acknowledgment of the resignation of JoAnn Ross, Joel Allen and Denise Calhoun with appreciation for their hard work and dedication to the community.

**I. Strategic Planning Committee**

1. No meeting held

**J. Facilities Committee**

1. November 15, 2007 minutes accepted with thanks.
2. Request to reappoint to the Facilities Committee Tina Cloutier, Jane Morrison, Kris McNally, Carl Junk and Chuck Simons.  
**Action:** A motion was made, seconded and unanimously passed to reappoint to the Facilities Committee Tina Cloutier, Jane Morrison, Kris McNally, Carl Junk and Chuck Simons. (Minkin/Glasner)

**K. Election Committee**

1. Acceptance of the 2007 Election recap with no amendment recommendations.  
**Action:** A motion was made, seconded and unanimously passed to accept the 2007 Election recap as submitted. (Licht/Glasner)
2. Dismissal of the committee and the tellers with appreciation of another great election year.  
**Action:** A motion was made, seconded and unanimously passed to dismiss the election committee and tellers with appreciation for another great election year. (Glasner/Licht)

**VII. OLD BUSINESS**

1. Easement agreement with Parcel 25 owner.  
**Action:** A motion was made, seconded and unanimously passed to accept the revised easement agreement with the owner of Parcel 25. (Licht/Shkolnick)

**VIII. NEW BUSINESS**

1. Community-wide Wi-Fi  
**Action:** A motion was made, seconded and unanimously passed for Nicole Glasner to officially investigate what providing community-wide Wi-Fi would entail. (Licht/Minkin)
2. Sunflower – proposed changes to the Covenants, Conditions and Restrictions for the sub-association  
**Action:** A motion was made, seconded and unanimously passed that Sunflower submit the proposed revisions to an attorney, at their expense, to make sure there are no conflicts with the governing documents of the master association. (Glasner/Licht)
3. Review existing security service and determine if the program is to continue  
**Action:** A motion was made, seconded and unanimously passed to continue the program for another six (6) months, at which time it will be reviewed again. (Shannon/Glasner)

**X. FUTURE MEETING SCHEDULE**

Board Study Session – December 19 at 6:00 pm at the Community Center

Board of Directors Meeting – December 19, 2007 at 7:00 PM at the Community Center

**XI. ADJOURNMENT – 8:39 P.M.**

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