

Continental Ranch Community Association

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Minutes of the Board Meeting Wednesday, December 19, 2007

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted a Board Meeting on Wednesday, December 19, 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 Kathleen Buske, President and CEO, Trish Ledbetter, Vice President of Operations and Karen Matthews, Assistant Manager. CRCA legal counsel, David McEvoy, was also in attendance.

I. Call to Order/Verify Quorum

Jan Mann called the December 19, 2007, CRCA Board Meeting to order at 7:10 PM. A quorum of 7 to conduct an official meeting existed.

II. Guests

1. Officer Jerry Brei, Marana Police Department – Rescheduled to the January 2008 meeting
2. Kimberly Cummings-Gale, Kaneen Advertising & Public Relations, Inc. - Did not show

III. Homeowner Forum – Homeowner forum was scheduled to be heard after the business portion of the meeting concluded. Russell Clanagan requested that homeowners be heard at the beginning of the meeting. As a courtesy to the homeowners in attendance, it was agreed that the agenda would be modified. Mr. Clanagan read aloud a letter directed to Jan Mann, CRCA Board President, and Patricia Ledbetter of Platinum Management. After reading the letter he then presented Jan Mann a copy of the letter, along with a copy of a petition calling for the removal of the Board of Directors. Additional homeowners then spoke. A request was made that the Board of Directors resign that night. Another homeowner requested the same, as well as expressing the need for a new management company that will do what people want. A request was made that more be done to eliminate street parking along with a complaint that Jan Mann had not already resigned from the Board. Another homeowner indicated they had cut their vacation short so they could witness the changes about to happen in the community as they had been fighting for change since 2002. A request was made that the Board honor the wishes of the community and resign. A request was made that the Board cancel an individual homeowner's service with Waste Management and be removed from their list. It was expressed that home values will continue to go down if the Board remains in charge and that a recent home appraisal was devalued by \$10K

due to the current controversy surrounding the Board. Concern was expressed regarding the noise walls being proposed by the Town and the desire of the homeowner that homes facing onto Twin Peaks Road be considered separate from those lots backing up to the Santa Cruz River. Agreement was expressed that the Board is responsible for falling home values. A suggestion was directed from the membership to all in attendance that people should remember that they are all neighbors and to treat each other with respect; along with the expressed opinion that the Board's job is also to be a good neighbor and to treat people with respect and that freedom of choice is being robbed by the Board; that the Board members are not being good neighbors. It was expressed that the people complaining never come to Board meetings and never help; that the people complaining are the minority and don't know what is going on. It was expressed that the Board of Directors has been doing the best job possible for the good of the community and that management has performed well in consideration of the hostility they encounter from homeowners in the office. A question was asked as to whether or not the Board is legally prohibited from negotiating exclusive contracts. It was expressed that the Board should "just go away"; that their attitude is bad and that they are the reason home values are dropping. It was expressed that the Board did not make an educated choice about trash service and questioned how long the current prices are good for. It was expressed that the mentality of the Association is changing; that it is no longer run by the community; that it was a bad decision to sign a contract without obtaining competitive bids; and that the Board should talk to the media to improve their image. An acknowledgement was made that the Board does work hard and that they genuinely do what they think is best for the community, but that they are still missing the point about why the community is upset—that it is about more than trash—they are not using good business sense. Agreement was expressed that there are bigger issues than trash and that no one attends meetings because there is no communication and that members fear retribution because the Board acts like Nazis.

Due to the membership's response and related safety concerns, Jan Mann called the meeting at 8:01 PM. No business of the Association was conducted.

XI. ADJOURNMENT – 8:01 P.M.