

Continental Ranch Community Association

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The Annual Meeting for Continental Ranch Homeowners Association was held on October 23, 2007 at Coyote Trail Elementary School.

I. Call to Order

Jan Mann, President of the Board of Directors, called the meeting to order at 7:00 PM.

II. Roll Call & Verification of Proxies/Certification of a Quorum

Jan Mann verified that five (5) of six (6) Board Members were present. Quorum required for the meeting was 537 members. A quorum was present with 1027 members present in person or by ballot.

III. Proof of Notice of Meetings

Jan Mann announced that proper Notice of the Annual Meeting was mailed to all owners of the Continental Ranch Community Association.

IV. Reading of the Minutes of the Preceding Meeting

Mrs. Mann entertained a motion to waive the reading of the minutes of the October 24, 2006 Annual Meeting and to accept them as written.

ACTION: A motion was made, seconded and unanimously passed to waive reading the minutes of the October 24, 2006 Annual Meeting and to accept them as written. (Glasner/Shannon)

IV. Report of the Officers

1. Jan Mann, President – Mrs. Mann reported that Continental Ranch has had a fantastic year, with many projects and activities successfully completed. Financially the Association is sound and there will be no need to raise assessments in the coming year.
2. Tom Licht, First Vice President – Mr. Licht thanked Jan Mann for the good job she performed over the past year and for making his job so easy. He thanked the committees and management for all of their hard work, and offered thanks to all of the homeowners present for attending.
3. Nicole Glasner, Second Vice President – Mrs. Glasner stated that the Association would not be able to accomplish anything without the support of volunteers and committee members and offered her thanks and appreciation to everyone who shows up to make things happen on the behalf of the community. She encouraged everyone to sign up to participate on a committee and thanked the membership for their support and for taking the time out of their schedules to attend the annual meeting.
4. Walter Ross, Secretary – Mr. Ross reported that his job, as Board Secretary, was to oversee the record keeping and paperwork and that being a Board member has offered a perspective different than that of just being a homeowner or serving on a committee. He stated that he agreed with those who spoke before him and that while not perfect, things are running smoothly and he's seen a lot of progress. He thanked the membership for attending.

5. Billy Shannon, Treasurer – Mr. Shannon reported that he had lived in the community since 1998 but that when he was elected to the Board a year ago he felt new to the game and did not take particular notice of things. Now he can genuinely appreciate peoples' problems. As Treasurer for the Association he has the easiest job in the world thanks to the volunteers on the Finance Committee. He thanked everyone for attending.

V. Report of the Board

1. Gunter Haussler, Director – Mr. Haussler was unable to attend and was excused.
2. Service awards were presented to Walter Ross, Gunter Haussler, and Russell Clanagan in appreciation for their service on the Board, as well as to Jan Mann for her work as Board President over the past year.

VI. Reports of Committees

Mrs. Mann asked that the Chairpersons of each Committee give a brief report.

1. Architectural Review Committee – Walter Ross spoke as the Board liaison to ARC and explained that the committee was made up of homeowner volunteers who review improvement submittals and make decisions based on the Design Guidelines. He stated that the committee had spent many hours updating the Design Guidelines as well as working with homeowners, developers, and commercial property owners.
2. Finance Committee – Jim Suza recapped the year with a positive report on the Association's income vs. expenses and that the Association had earned more and spent less than was anticipated. He explained that the reserve account is well funded, the approved budget balanced, and that the capital improvements projected for the next fiscal year would not tap into reserves to fund them. The Association is financially solid.
3. Activities/Publicity – JoAnn Ross spoke as Co-Chair of the committee, introduced the Board and management liaisons, and informed homeowners about when the committee meets. She explained the committee's purpose in the community, highlighting the Windmill newsletter, the website, as well as the new marquee scheduled to be installed at the Community Center that will be used to advertise community events. She also mentioned some of the upcoming events and encouraged all residents of the Association to attend the Halloween Costume Contest and the Fall Festival. She let everyone know that more volunteers are needed on the committee.
4. Facilities Committee – Tina Cloutier thanked everyone for the great turnout. She introduced the members of the committee and informed homeowners about when the committee meets. She reviewed the year's accomplishments and highlighted the remodel of the community center. She requested that homeowners report damage they observe on Association property and encouraged participation on the committee because there is always the need for more information, ideas and bodies.
5. Pool Committee – Because the committee chairman, Colin Cordell, was traveling, Tom Licht reported about the committee's various accomplishments over the past year, including the new shade cover at the community center tot pool, the new pool deck and shower at the Windmill facility, and the security cameras added at both pool locations.
6. Landscape Committee – Larry Schoof was unable to attend so Jan Mann reported on the installation of new plants along Coachline Blvd, at the various entry ways, and that new monument landscaping would be forthcoming.

7. Covenants Committee – Al Stark reported that the committee had been busy reviewing CC&R violations and appeals. He indicated that the committee’s major accomplishments for the year had been the revision of the daily fine system and that the Association was doing more to go in and clean up homeowner lots on abandoned and foreclosed properties.

VII. Unfinished Business

None to report

VIII. New Business

1. Announcement of the Election of Directors

Edna Coburn, the Election Committee Chairperson, acknowledged the individual members of the committee as well as the election tellers. She reported on the procedures that were followed for collecting the ballots and delivering them to the community center for counting and that 537 ballots were needed for quorum. 574 envelopes were received from Continental Ranch, 257 from Sunflower, and 6 from commercial properties. The 6 commercial ballots actually represented 196 votes, for a possible ballot count of 1027.

Edna explained the processes that were followed for counting and recounting ballots until a final tally was reached and for determining which ballots were valid. Of those received, she reported that 21 ballot envelopes from the CRCA were returned unsigned and two (2) ballot envelopes had signatures that did not match the owners of record. One (1) ballot had two (2) votes with one (1) listed as an alternate while three (3) ballots voted for all four (4) candidates. One (1) ballot was not in an envelope and could not be verified and one (1) ballot was marked, “None of the above”. Edna additionally reported that three (3) Sunflower ballot envelopes were returned unsigned, one (1) had a signature that did not match the owner of record, and one (1) was empty. In total, she reported that 34 ballots were invalidated and not counted; leaving 993 authorized ballots for a total of 2408 votes. At this time she then announced the election results. Robert Lozano received 809 votes; Sandy Shkolnick, 639; Marc Minkin, 564; and Fred Curran, 396. The top three candidates will fill the open seats on the Board.

IX. Question and Answer Period

1. Concerns about the importance of anonymous voting and questioning why a better system is not put in place that protects the anonymity of homeowners since they currently have to sign their ballot.

X. Adjournment

The meeting adjourned at 7:52 p.m.

ACTION: A motion was made, seconded and unanimously passed to adjourn the meeting. (Ross/Glasner)

Respectfully Submitted,
Karen Matthews, Assistant Manager
Platinum Management Inc.
For the Continental Ranch Community Association