

**CONTINENTAL RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS  
MONTHLY MEETING AGENDA  
COMMUNITY CENTER  
8881 N. COACHLINE BLVD. TUCSON, AZ 85743  
DECEMBER 16, 2008 AT 7:00 PM**

- I. **CALL TO ORDER**
- II. **ROLL CALL - John Lambert, Dan Lust, Chuck Stead, Connie DeLarge, George Erhardt, Colin Cordell, and Marilyn Steimpson.**
- III. **Approval of the Agenda**
- IV. **INVITED GUESTS – John Crist, CRCA Website**
- V. **HOMEOWNER FORUM**
- VI. **APPROVAL OF PREVIOUS MEETING MINUTES: November 25, 2008 Board Meeting Minutes and November 19, 2008 Executive Session Minutes.**
- VII. **APPEALS, REQUESTS & WAIVERS – None**
- VIII. **REPORTS**
- A. **President's Report**
- Resolutions to study and discuss-1. Board of Directors and Vendors 2. Graffiti 3. Presidents Message 4. Block Parties
  - Walls facing Common Areas
- B. **Treasurers Report**
- C. **Finance Committee**
- No Minutes- Finance Committee did not Meet
  - Recommendation to purchase a fire-proof lock box for the office for safekeeping of the financial records.
- D. **Manager's Report**
- New Employee- Welcome Monica Gonzalez
  - Check Signing- Timely Response is necessary for Association business to be conducted without penalties.
  - New conference table donated by a homeowner
  - We need one additional Board Member to participate in the Holiday Decoration Contest. Thank you Connie for volunteering.
  - Management was requested by the board to submit ideas regarding the office hours, staying open/closed from 12-1 for lunch, and possibly to staff the Association on Saturdays.
  - In preparation for the Management Contract unless otherwise negotiated before February 28, 2009, the current contract will automatically renew for another one year term. I am confident that the community is happy with our services and my staff and I enjoy working with the Community.

- Jennifer and I attended the Activities Committee Meeting this month and discovered that the Committee has placed \$50 in the budget yearly for an H&R Tax presentation. Further discussion took place and we were informed that the presentation is done by a homeowner for free to other homeowners, the Community Center Rental charge has been waived in the past and the \$50 that is budgeted for the event is for the Association to buy snacks and drinks for the event. Consequently Management advised the Committee that the item should not be budgeted for and the Association should not be paying for an event that is put on by a homeowner. The Committee agreed with Management and requested that Management inform the homeowner/H&R Tax Employee that he may still hold the presentation but the Association will not be supplying the event with snacks and drinks nor will the rental of the Community Center be free.
- Arizona Youth Lacrosse League

**E. Pool Committee**

- ◆ December Pool Committee Minutes
- ◆ Recommendation to move the clock at the Windmill Park Pool to the other side of the Coke machine next to the shower.
- ◆ Recommendation to begin the Pool Monitors for 2009 to begin working on May 11, 2009 through September 7, 2009.

**F. Landscape Committee**

- ◆ December Minutes
- ◆ Recommendation to accept a proposal from The Groundskeepers to remove bushes at Coachline and Colony Park at a cost not to exceed \$100 plus tax.
- ◆ Recommendation to accept a proposal from The Groundskeepers to remove Oleanders at the Parcel 3 monument planter box and replace with a suitable plant [i.e. Morning Glory Bush] at a cost not to exceed \$225 plus tax.

**G. Covenants Committee**

- ◆ December Minutes
- ◆ Recommendation to accept fines
- ◆ Recommendation to remove the daily fine system, keep the current fine amounts attached to each letter but to perform a lot clean up after three consecutive weed violations. The Committee also recommends that Management and the Covenants Committee are able to schedule and perform the lot clean ups after reviewing all of the facts and photos without Board approval. This is for the purpose of a more timely process.

**H. Architectural Review Committee**

- December Minutes
- Recommendation to appoint David Lawrence to the Committee

**I. Activities/Publicity Committee**

- ◆ December Activities Publicity Committee Minutes

**I. Strategic Planning Committee**

- ◆ No Meeting held

**J. Facilities Committee**

- December Minutes
- Accept Chuck Simons resignation with thanks.
- Batting Cage

**K. Parcel Representatives (AD HOC)**

- ◆ December Minutes

**IX. UNFINISHED BUSINESS**

- A. Stenographer
- B. New Dimensions Ministries
- C. Oleanders
- D. Silverbell Wall
- E. Well Site
- F. Web Page
- G. Consent Agendas
- H. Hire New Association Attorney
- I. 2009 Board Meeting and Study Session Dates
- J. Waste Management Survey Results
- K. Rescind hiring an additional Covenants Employee

**X. NEW BUSINESS**

- A. Move all Association records to the baseball shed which includes installing locks on the shed for security, bring up to code for fire protection
- B. Donation to Habitat for Humanity
- C. Pool Keys for Sunflower
- D. Request from Possible Homeowner to Board of Directors

**XI. FUTURE MEETING SCHEDULE**

- Board Study Session – January 21, 2008
- Board Meeting– January 28, 2008

**XII. ADJOURNMENT**

DRAFT