

**CONTINENTAL RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
MONTHLY MEETING AGENDA
COMMUNITY CENTER
8881 N. COACHLINE BLVD. TUCSON, AZ 85743
JANUARY 28, 2009 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 Stimpson.**
- III. **Approval of the Agenda**
- IV. **INVITED GUESTS – None**
- V. **HOMEOWNER FORUM**
- VI. **APPROVAL OF PREVIOUS MEETING MINUTES: December 16, 2008 Board Meeting Minutes and December 11, 2009 Executive Session Minutes**
- VII. **APPEALS, REQUESTS & WAIVERS – None**
- VIII. **Approval of Consent Agenda**
 - 1. January 13, 2009 Finance Committee Meeting Minutes
 - 2. Request from Sunflower to utilize Windmill Pool for aerobic classes
 - 3. January 12, 2009 Pool Committee Meeting Minutes
 - 4. January 13, 2009 Covenants Committee Meeting Minutes
 - 5. Covenants Committee recommendation to accept Peg Brackman to the Covenants Committee
 - 6. January 6, 2009 Landscape Committee Meeting Minutes
 - 7. Landscape Recommendation to accept the repairs for the parcel 4 backflow at a cost not to exceed \$375 plus tax.
 - 8. Landscape Recommendation to accept Frank Postillion to the Landscape Committee.
 - 9. January 7, 2009 and January 14, 2009 ARC Meeting Minutes
 - 10. January 5, 2009 Activities Meeting- No quorum
 - 11. No Strategic Planning Committee Meeting held
 - 12. January 19, 2009 Facilities Committee Meeting minutes.
 - 13. Facilities Recommendation to purchase two (2) 34" square card tables at a cost not to exceed \$75.
 - 14. January 7, 2009 Parcel Representatives Ad Hoc Committee Meeting minutes.
- IX. **REPORTS**
 - A. **President's Report**
 - 1. Windmill Park Remodel
 - 2. Resolution Regarding Fences
 - 3. Resolution Regarding Decorations
 - B. **Treasurers Report**
 - C. **Finance Committee**

1. Recommendation to the board to adopt a resolution requiring the management company to notify the Treasurer when the monthly operating account statement is received and then to have the Treasurer open the statement and to review the statement and cancelled checks for any irregularities. (Jim/Dale and Debbie) against (Jay and Mary)

D. Manager's Report

1. Files are in the process of being brought current.
2. Packaged all Holiday decorations and CRCA event items and they will be taken to storage.
3. Homeowners Complaint regarding an approved painted house
4. 2007/2008 Audit
5. Batting Cages
6. Hired Vendors need proof of insurance
7. Insurance Renewal
8. Association Reserves
9. Arizona Corporation Commission Renewal
10. Each Board Member will receive one copy of the proposed Design Guidelines at the Board Meeting. Please review the material in detail and make notes for discussion at the February Board Meeting.

E. Pool Committee

1. Recommendation to accept the proposal from Meadows Plastering to re-plaster the community center pool at a cost not to exceed \$32,698.42
2. Recommendation to approve up to \$100 for a new clock at the Community Center.

F. Landscape Committee

1. Recommendation to accept the proposal from The Groundskeeper for the removal of (13) thirteen bushes blocking the visibility of oncoming traffic at Coachline and Colony Park contingent upon the removal of all of the roots and the work being finalized at a cost not to exceed \$100 plus tax. (Management requested the presence of the complaining party to meet with Management and The Groundskeepers at the location to review the roots in question. The complaining party was not able to meet at the location as requested however Management and The Groundskeepers did meet and the tiny roots that were growing back (about 2 inches long) have since been sprayed.)

G. Covenants Committee

1. Recommendation to accept fines
2. Recommendation to accept to place a Lien on property 3149
3. Recommendation to grant homeowner permission to park their RV for a period of one year from the date of approval letter with the understanding that hookup only be used for loading purposes. Homeowner may re-apply in one year.
4. Please see approved lot clean up recommendations
5. Recommendation to the Board that the Board allow the Covenants Committee to take on the responsibility of researching and hiring an outside source to review and re-write the current CC&R's.

H. Architectural Review Committee

See Consent Agenda

I. Activities/Publicity Committee

No quorum

J. Strategic Planning Committee

No Meeting held

K. Facilities Committee

See Consent Agenda

L. Parcel Representatives (AD HOC)

See Consent Agenda

X. UNFINISHED BUSINESS

- A. Web Site
- B. Hire New Association Attorney
- C. Waste Management
- D. Action in Lieu to accept December's recommendations for fines.
- E. Filing System for office

XI. NEW BUSINESS

- A. P.A. System
- B. Village Management System (VMS)
- C. Landscape Committee and Groundskeepers/Special Meeting

XII. FUTURE MEETING SCHEDULE

Board Study Session – February 18, 2009
Board Meeting– February 25, 2008

XIII. ADJOURNMENT

DRAFT