

Continental Ranch Community Association
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Minutes of the Board Meeting Tuesday, March 25, 2008

A meeting of the Board of Directors (Board) of the Continental Ranch Community Association (CRCA) was conducted on Tuesday, March 25, 2008, at 7:00 PM. In attendance were Board members Nicole Glasner, Tom Licht, Carl Junk, John Crist, Dan Lust, Randall Damewood, and Thom Cope, which constituted the entire Board. Representing Stratford Management were Joseph O'Hagin, Director of Management Services and Jennifer Swarts, Assistant Community Manager.

I. Call to Order

Nicole Glasner called the March 25, 2008 CRCA Board Meeting to order at 7:00 p.m. and welcomed Stratford Management representatives Jennifer Swarts and Joseph O'Hagin.

II. Roll Call

Board Members present: Nicole Glasner, Tom Licht, Thom Cope, Carl Junk, John Crist, Randall Damewood and Daniel Lust.

III. Invited Guests

None

IV. Verify Quorum

A quorum of the Board was present at the meeting.

V. Approval of Previous Meeting Minutes

February 26, 2008 Board of Directors meeting minutes

March 4, 2008 Executive Session Minutes

Action: A motion was made & seconded & unanimously passed to accept the minutes as corrected. (Licht/Crist)

VI. Appeals, Requests and Waivers

None

VII. Reports

A. Presidents Report

1. A motion was made, seconded, and passed unanimously to appoint Deborah Budd, Gloria Brown, Scheryl Brown, Nancy Lambert, Angela Wagner-Gabbard, Jennie Oliver-Martinez and Gus Lipins to the CC&R AD-HOC Committee. (Licht/Cope)
2. The Board acknowledged the action in lieu to close an account with National Bank and open a new one with the same bank.
3. The Board discussed the "mock-up" of a new website created by John Crist and solicited input from the homeowners for improvements regarding the existing website.
4. The Board discussed potential dates for the Parcel Captain meetings and set a first meeting date of April 9, 2008 at 6:30 p.m.

B. Finance Committee

1. Jim Susa reported on the findings of the audit that was conducted by Mitchell & Roediger, CPA's and the financial status of the Association.
2. Recommendation by Finance Committee to the Board of Directors for the acceptance of 2007 audit report by Mitchell & Roediger, CPA's.

Action: A motion was made, seconded and unanimously passed to accept the 2007 audit as recommended. (Licht/Crist)

C. Manager's Report

Joseph O'Hagin reported in the absence of Community Manager Sarah Lebsack.

1. Recommendation to repair the check printer kit at the estimated cost of \$259.18.
Action: A motion was made and seconded to repair the printer. (Licht/Junk) Motion was withdrawn.
Action: A motion was made, seconded and unanimously passed to purchase a new check printer with warranty, not to exceed \$800.00. (Junk/Damewood)
3. The Board approved the purchase of a new server and computers for the Windmill Office at a cost not to exceed \$10,000.00. (Licht/Cope)
4. **Action:** The Board approved the proposed violation letters submitted by Stratford Management. (Licht/Crist)

D. Pool Committee

1. March 10, 2008 meeting minutes accepted with thanks.
2. Recommendation for a temporary underwater epoxy to seal the cracks on the NW corner of the Windmill pool.
Action: A motion was made, seconded and unanimously passed to fill the cracks not to exceed \$276.14. (Cope/Licht)
3. Recommendation to send letter of reprimand to Platinum Management regarding Mr. Curran's pool card.
Action: A motion was made and seconded to deny request (Licht/Cope)

E. Landscape Committee

1. March 4, 2008 meeting minutes accepted with thanks.
2. Recommendation for Parcel 19 (WAPA) to install 120-ft long sections of two rail fencing with a 16-foot double gate located at both ends of the WAPA Easement.
Action: Recommendation was postponed for further information.
3. Recommendation to perform option two of the Twin Peaks Landscape design, tree installation.
Action: A motion was made, seconded and unanimously passed in the amount not to exceed \$24,584.00. (Junk/Licht)

F. Covenants Committee

1. March 11, 2008 meeting minutes accepted with thanks.
2. Recommendation to appoint Jeff Penwell and Angela Wagner-Gabbard to the Committee.
Action: A motion was made, seconded and unanimously passed to appoint Jeff Penwell and Angela Wagner-Gabbard to the Covenants Committee. (Crist/Cope)
3. Recommendation for violation fines
Action: A motion was made and seconded and passed to accept the fine recommendations as submitted. (Licht/Crist with Cope opposing)

G. Architectural Review Committee

1. March 5, 2008 meeting minutes accepted with thanks.
2. Recommendation to appoint Sharon Schwartz to the ARC
Action: A motion was made seconded and unanimously passed to appoint Sharon Schwartz to the Architectural Review Committee. (Cope/Crist)

H. Activities/Publicity Committee

1. March 3, 2008 meeting minutes accepted with thanks.
2. Recommendation to appoint Fiona Keller to the Activities/Publicity Committee
Action: A motion was made, seconded and unanimously passed to appoint Fiona Keller to the Activities/Publicity Committee. (Licht/Cope)
3. Recommendation for annual book fair to be held June 21, 2008
Action: A motion was made, seconded and unanimously passed to hold the book fair on June 21, 2008. (Crist/Lust)
4. Recommendation for prize money for the 20th anniversary logo contest in the amount of \$100.00.
Action: A recommendation for prize money in the sum of \$150.00 for the creation of the 20th anniversary logo. The Board stipulated that the prize would only be given to residents within the community and that commercial artists would not be allowed to submit. A motion was made, seconded, and passed. (Cope/Junk with Lust opposing)
5. Recommendation for change date of spring concert to May 3, 2008.
Action: A motion was made, seconded and unanimously passed. (Junk/Crist)

I. Strategic Planning Committee

No meeting held

J. Facilities Committee

1. March 17, 2008 meeting minutes accepted with thanks
2. Recommendation for monument at parcel 28 & signage for parcel 40 not to exceed \$10,000.00.
Action: a motion was made, seconded and unanimously passed. (Junk/Licht)
3. Recommendation for light fixtures at Windmill Park to replace five exterior light fixtures at a cost not to exceed \$850.00.
Action: a motion was made, seconded and unanimously passed. (Junk/Licht)

K. Room Rental Task Force (Ad Hoc)

1. March 6, 2008 meeting minutes accepted with thanks.

VIII. Old Business

Noise wall on Twin Peaks

Action: a motion was made, seconded and unanimously passed to approve the request from the Town of Marana to install a noise wall along Twin Peaks Road. The Board will discuss the color/painting of the wall at a later date. (Junk/Cope)

IX. New Business

1. Homeowner concerns regarding street parking; Homeowner addressed the Board & gave a presentation on enforcement & street parking in CRCA.
Action: A motion was made, seconded and unanimously passed for management to work with the Covenants Committee to determine suggestions for the Town of Marana on where place no parking signs.(Cope/Lust)
Action: A motion was made, seconded and passed to investigate the cost/ feasibility of having management conduct additional site inspections during weekends and/or evenings.(Crist/Damewood ; opposed Licht, Cope, and Lust)
2. A homeowner addressed the Board regarding a request for the creation of a dog park within CRCA.

X. Homeowner Forum

The following matters were discussed during the Homeowner forum:

- Concerns were expressed regarding the timing of the irrigation.
- Entryway signs were discussed.
- A homeowner stated that Sunflower will not help CRCA any longer “that they no longer want to be the stepchild of the Association.”
- Homeowner concerns were expressed regarding Waste Management. A request was made to have the Board send a letter to Waste Management regarding her lack of services received.
- Questions about how to replace street signs.
- Questions on fruit trees being planted in the front yards.
- How the naming of parcels was being implemented.
- Concerns on how to put CC&R on the ballots.
- Concerns about renters and enforcement issues.
- Compliments were extended to Nicole Glasner on how she ran the meeting.
- Homeowner request to extend security due to graffiti issues.
- Compliments were extended to Stratford Management by a homeowner for addressing her problem in a timely and friendly manner.

XI. Future Meeting Scheduled

Board Study Session April 17, 2008 6:30pm
Board Meeting April 29, 2008

XII. AJOURNED – 9:43pm

Action: a motion was made, seconded, and unanimously passed. (Junk/Licht)