

CONTINENTAL RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
MINUTES OF A BOARD MEETING
COMMUNITY CENTER
8881 N. COACHLINE BLVD. TUCSON, AZ 85743
MAY 20, 2008 AT 7:00 PM

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Nicole Glasner

II. ROLL CALL

Nicole Glasner, Tom Licht, Thom Cope, Carl Junk, John Crist, Randall Damewood and Daniel Lust

III. INVITED GUESTS

Attorney, Tony Langan- Mr. Langan discussed the court's ruling in the Clanagan case.

IV. VERIFY QUORUM- Seven of the seven Board Members were in attendance which constituted a quorum.

V. APPROVAL OF PREVIOUS MEETING MINUTES: April 30, 2008 and the Executive Session Meeting minutes of May 12, 2008. Action: A motion was made, seconded and carried unanimously to approve the April 30, 2008 minutes and the executive meeting minutes of May 12, 2008. (Cope/Junk)

VI. APPEALS, REQUESTS & WAIVERS –

VII. REPORTS

A. President's Report

1. **Discuss Parcel Representatives as a committee or a group.** The Board discussed that the Parcel Representatives is more of group strictly for communication purposes.
2. **Acknowledge the Action of Lieu of a meeting to allow Southern Arizona Paving and Construction to utilize the Association's property behind the Community Center for equipment parking and staging for the Rivulet Street repairs.** The Board acknowledged the Action in Lieu of the meeting to approve Southern Arizona Paving and Construction to utilize the Association's property for equipment parking and staging. A copy of the Action in Lieu of a meeting can be found on file at the management office.
3. **Web site announcement.** The Board announced the new website for the Association is activated and the new address is crcatucson.com.

B. Finance Committee

1. **May 14, 2008 meeting minutes-** The Board acknowledged the minutes with thanks.
2. **Recommendation to the Board of Directors that the fines are waived and that any collection costs be paid for by the Association due to the error of the Association in levying the fines and sending this account to collections. (Management will send this back to the Architectural Committee for proper procedures).** A motion was made, seconded and unanimously carried to approve the recommendation. (Cope/Damewood)
3. **Recommendation to the Board of Directors that an NFS fee of \$36 be waived, provided that the homeowner pays his November 2007 assessment fees.** A motion was made, seconded and unanimously carried to approve the recommendation. (Cope/Licht)

C. Manager's Report

1. **2008 Annual Meeting Schedule Finalize as submitted** A motion was made, seconded and carried unanimously to approve the schedule as submitted. (Junk/Cope)
2. **The time clocks for the pool monitors are broken and cannot be repaired. The cost to replace them is \$500/each. I request the Board to approve management to purchase two new time clocks at a cost not to exceed \$1000.** A motion was made, seconded and carried unanimously to approve purchasing two time clocks not to exceed \$1000. (Cope/Licht)
3. **Just a reminder that the office will be closed on Monday, May 26, 2008 for the Memorial Day Holiday.**

D. Pool Committee

1. **May 12, 2008 meeting minutes** The Board acknowledged the minutes with thanks.
2. **Recommendation to approve Northwest Fire Department to utilize the Windmill Park Pool for six to eight members for approximately three hours a day for three days in preparation of their monsoon water rescue training.** A motion was made, seconded and carried unanimously to approve. (Damewood/Licht)
3. **Recommendation to accept the proposal from Meadows Pools to re-plaster the tot pool at the community center at a cost not to exceed \$4,100 the item is budgeted for in the amount of \$10,000.** A motion was made, seconded and carried to approve the recommendation as submitted. (Licht/Junk)
4. **Recommendation to accept additional decorative tile to add to the tot pool during re-surfacing. Four small turtles will be added to the bottom of the pool as a cost not to exceed \$60 each/ or \$240 and four large turtles at a cost not to exceed \$1040 or \$260 each. This in addition to the budgeted amount of \$10,000 which would stay within the budget allowed.** A motion was made, seconded and unanimously carried to approve the recommendation as submitted. (Cope/Licht)
5. **Recommendation to accept Saguario Swim School to teach swim lessons and water aerobics at the two pools owned by Continental Ranch with the understanding that Saguario Swim School provide documentation showing Continental Ranch as an additional insured to their liability policy for not less than one million dollars.** A motion was made, seconded and unanimously carried to approve the recommendation. (Cope/Damewood)
6. **Accept recommendation to appoint Kermit McCutchan as a temporary fill in as the chairman for the Pool Committee for the months of June and July.** A motion was made, seconded and unanimously carried to accept the recommendation. (Cope/Junk)

E. Landscape Committee

1. **May 6, 2008 meeting minutes** The minutes were accepted with thanks.
2. **Recommendation for Coachline & Twin Peaks oleander removal, irrigation cap-off and screened gravel to be placed in the amount not to exceed \$1700, which is in the allowed budget.** A motion was made, seconded and unanimously carried to approve the recommendation. (Cope/Junk)
3. **Recommendation to install desert landscaping in the amount not to exceed \$1,455 which would stay within the allowed budget, for area 2 of Lees Ferry Ct. (smaller common area).** A motion was made, seconded and unanimously carried to approve the recommendation. (Cope/Crist)
4. **Recommendation to install desert landscaping at a large corner common area in the amount not to exceed \$2700 which would stay in the amount of the allowed budget for Idlewild and Long Creek.** A motion was made, seconded and carried to postpone a vote until the next meeting for further information.
5. **Recommendation to except the repairs done at Twin Peaks just west of Coachline to install 60 feet of new poly line along the south right of way in an amount not to exceed \$400 which would stay within the allowed budget.** A motion was made, seconded and carried to approve the recommendation. (Cope/Crist)
6. **Recommendation to install desert landscape on sides, middle island and areas along/around the washes-including irrigation to all plantings, replacement of two valves, battery operated timers and 1700 linear Feet of $\frac{3}{4}$ " of poly line in the amount not to exceed \$12,900 which would stay in the amount of the allowed budget for Marbella II Entryway (Parcel 23).** A motion was made, seconded and carried to approve the recommendation. (Cope/Junk)

F. Covenants Committee

1. **May 13, 2008 meeting minutes** The Board acknowledged the minutes with thanks.
2. **Accept Fines as recommended.** A motion was made, seconded and carried to approve the recommendation for fines. (Junk/Damewood)
3. **Acknowledge Jeff Penwell as the Chair and Angela Waggner-Gabbard as Co-Chair.** The Board acknowledged the Chair and Co Chair.
4. **Accept Recommendation to appoint Chuck Stead and Marilyn Vollbrect to the committee.** A motion was made, seconded and carried to approve the recommendation. (Cope/Damewood)
5. **Recommendation to invoice Platinum Management to pay all costs related to one property pertaining to the legal fees while in collections and that Platinum Management contact all credit bureaus with written notification in order to remove this homeowner from their credit reports for this particular incident.(Management will send back to the Architectural Committee for proper procedures).** A motion was made, seconded and failed to carry with five members opposed.
6. **Recommendation for The Groundskeeper to perform lot clean up; these lots have had 6+ notices sent to them.** A motion was made, seconded, and carried to approve the recommendation. (Junk/Licht)

7. **Recommendation to approve 100 door tags to be made and printed for the Committee to place on homeowners' doors notifying them that The Groundskeeper will be entering their front yard to conduct clean up after the 8th notice; the cost of the tags is not to exceed \$30.** A motion was made, seconded and carried to approve the recommendation. (Licht/Crist)
8. **Recommendation to approve two additional employees to perform site tours in the early mornings, evenings, and weekends.** A motion was made, seconded and carried to approve a friendly amendment be made to the recommendation and postponed until the June Board meeting. (Cope/Crist)

G. Architectural Review Committee

1. **May 14, 2008 meeting minutes** The Board acknowledged the minutes with thanks.
2. **Recommendation to approve members in good standing, Donald Spross and Nancy Lambert to the ARC Committee.** A motion was made, seconded and carried to approve the recommendation. (Cope/Junk)

H. Activities/Publicity Committee

1. **April 7, 2008 meeting minutes** The Board acknowledged the minutes with thanks.
2. **Recommendation to hold a tween/teen pool party event to be scheduled for Saturday, July 26, 2008 at the community center at a cost not to exceed \$1400.** A motion was made, seconded and carried to approve the recommendation. (Cope/Licht)
3. **Recommendation to schedule Women's Pampering Night for Friday, September 12, 2008 at the community center at a cost not to exceed \$150.** A motion was made, seconded and carried to approve the recommendation. (Damewood/Cope)

I. Strategic Planning Committee

1. **May 8, 2008 meeting minutes** The Board acknowledged the minutes with thanks.
2. **Acknowledge Tina Cloutier as the Committee Chair.** The Board acknowledged the new Chair.

J. Facilities Committee

Committee meets May 19, 2008; therefore, will postpone minutes and recommendations until the June Board Meeting.

K. Rental Room Task Force (AD HOC)

No meeting held.

VIII. OLD BUSINESS

1. Old Computers

Action: A motion was made, seconded and carried to allow D'Mensions to purchase four old computers from the Association in the amount of \$100/each. The \$400 will be donated to a non-profit organization.

IX. NEW BUSINESS

1. **Appoint Debbie Budd to Nominating Committee** A motion was made seconded and carried to appoint Debbie Budd to the Nominating Committee. (Cope/Damewood)
2. **Permission for the Division of Elections to utilize the Community Center for the September 2, 2008 and the November 4, 2008 elections.** A motion was made, seconded and carried to allow Divisions of Elections the use of the community center. (Cope/Junk)
3. **Acknowledge Angela Wagner-Gabbard as Chair of the CC&R Ad-Hoc Committee.** The Board acknowledged Ms. Wagner-Gabbard as Chair of the CC&R Ad-Hoc Committee.
4. **Parcel Representative Mission Statement "Liaison between homeowners and Board to communicate established procedures and be an avenue from homeowners to the Board. Communicate where to find information regarding the community and homeowner concerns."** The Board agreed with the mission statement.
5. **Approve three additional counters, Walt Ross, Magdana, and Mary Plunket, for the counting process on Thursday, May 22, 2008.** A motion was made, seconded and carried. (Licht/Damewood)

X. HOMEOWNER FORUM

XI. FUTURE MEETING SCHEDULE

Board Study Session – TBA
Board Meeting – June 24, 2008 7 p.m.

XII. ADJOURNMENT- A motion was made, seconded and carried unanimously to adjourn the meeting at 9:08 P.M. (Cope/Licht)