

Continental Ranch Community Association

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Architectural Review Committee Meeting – October 1, 2008 Minutes

- I. **Call to Order 12:00PM at the Windmill Office-** Chair Nancy Lambert called the meeting to order at 12:00 P.M.
- II. **Establish Quorum-** Nancy Lambert, Bob Dizon, Jan Goodall, and Sharon Schwartz were all present and Al Diaz was absent from the meeting. Also in attendance were Board Members John Lambert and Carl Junk. Sarah Lebsack, Manager, and Jennifer Swarts, Assistant Manager, represented Stratford Management.
- III. **Guests:** Tri Plus Partners, Alan Williams and Chris Shaw, and homeowner Betty Louidoski.
- IV. **Approval of the September 17, 2008 Minutes-** A motion was made, seconded, and unanimously carried to approve the minutes as submitted. (Goodall/Dizon)
- V. **Appeals: 9145-Wall-** Table, The Committee agreed that each member will drive by the house before the October 15, 2008 meeting to discuss it further.
- VI. **Manager Report:**
 1. **Exterior Paint Pallet-** The Committee requested Management to contact Design Consultant, Annette Davis, for an estimated cost to complete a color consultation for the exterior paint pallets.
 2. **November Re-Elect Chair for fiscal year 2008/2009-** Ms. Lebsack reminded the Committee that November is the beginning of the 2008/2009 fiscal year and procedures require the Committee to elect a Chair for the New Year and send the recommendation to the Board.
 3. **October 15, 2008 Meeting-** Ms. Lebsack notified the Committee that she will be out of the office on October 15, 2008 and as a result Assistant Manager, Jennifer Swarts will be attending the meeting.

4. **Lighting Code- John Huntley Town of Marana update-** Ms. Lebsack contacted Mr. Huntley's office to request his attendance at an ARC meeting and his secretary said he is booked all of October and November and December are not good months due to the Holiday's. The Committee requested that Ms. Lebsack contact Mr. Huntley's office again to request the presence of a person who can assist the committee with the new lighting code requirements. The ARC Committee also volunteered to send members to John Huntley's office to go over the lighting codes as a possibility as well.
5. **Abeyta Painting** – The ARC Committee asked that Management have Abeyta Painting add a disclaimer for the flyers that are handed out at his painting expos.

VII. Submittals

1. **20003- Commercial- Car Wash-**Approved
2. **20004- Commercial Tutor Time-**Approved
3. **7002- Grading-** Need more information
4. **7078- Landscape-** Approved
5. **9079- Paint-**Approved
6. **11107- Landscape-**Approved
7. **12B029- Paint-**Approved
8. **16088-Paint-**Approved
9. **27A054-Pool-**Approved, with a caveats for the pool equipment not be installed by a common wall.
10. **27B146-Cable on House-**Approved
11. **27B147-Gravel-**Approved
12. **42014- Landscape and Lights-** Approved, with a caveats that the up lights have a 15 watt bulb only.
13. **43020-Landscape-**Approved
14. **51080-Rock-**Approved

VIII. Complete

1. **3081-Paint-**Approved
2. **7004- Landscape-**Approved

- IX. **Review Changes to Design Guidelines-** The Committee discussed and agreed on several changes to the design guidelines.

- X. **Next meeting date October 15, 2008**

XI. Adjournment at 2:55 PM- A motion was made, seconded, and carried unanimously to adjourn the meeting. (Goodall/Schwartz)