

**CONTINENTAL RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS  
MONTHLY MEETING AGENDA  
COMMUNITY CENTER  
8881 N. COACHLINE BLVD. TUCSON, AZ 85743  
FEBRUARY 25, 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:** January 28, 2009 Minutes, **Executive Session Meeting Minutes:** January 14, 2009, January 20, 2009, January 22, 2009, January 26, 2009, and February 9, 2009.
- VII. **APPEALS, REQUESTS & WAIVERS – None**
- VIII. **Approval of Consent Agenda**
  1. February 9, 2009 Pool Committee Meeting Minutes
  2. Recommendation from Pool Committee to accept the proposal from Oasis Pools to bring the Windmill Pool and the Community Center Tot Pool in compliance with the Virginia Grahme Baker Law at a cost not to exceed \$2,478.02.
  3. February 3, 2009 Landscape Committee Meeting Minutes
  4. Recommendation from the Landscape Committee to accept the offer from Tucson Turf to add a piece of the turf in the pool area at no cost to the Association to receive feedback from homeowners.
  5. February 10, 2009 Covenants Committee Meeting Minutes.
  6. February 4, 2009 ARC Minutes.
  7. February 2, 2009 Activities Committee Meeting Minutes
  8. Recommendation from the Activities Committee to accept the approval to add inserts back into the newsletter.
  9. Recommendation from the Activities Committee to accept the recommendations and denials for the Board of Directors recap, Feature a Committee in the Newsletter each month, and to add a classified section to the newsletter column line (3 ½”), New Romans Times 12pt average 50 characters per line \$2 per line-maximum of 4 lines for Continental Ranch homeowner’s only.
  10. Recommendation to accept the approval for the CRCA 2009 Calendar of Events.
  11. Recommendation from the Activities Committee to host a booth at the Marana Hip Hop event on April 11, 2009 and raffle off Easter baskets at a cost not to exceed \$100.
  12. Recommendation from the Activities Committee to accept the approval to buy plastic egg donations for the Town of Marana Hip-Hop event at a cost not to exceed \$500.
  13. Recommendation from the Activities Committee to accept the approval of the Annual Spring Concert to be held on May 2, 2009 from 6P.M to 8:30 P.M. at a cost not exceed \$2500.
  14. February 16, 2009 Facilities Committee Meeting Minutes

## IX. REPORTS

### A. President's Report

1. Light Pole Policy
2. Alcohol Policy

### 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. Association contract with Ms. Coburn and the insurance requirements.
2. Office Hours
3. Homeowners Forum is scheduled
4. Letter to Marana was sent regarding the cell tower
5. PA System research
6. Association records update (see management report)
7. Committee Budgets
8. Schedule for 2009 Annual Meeting
9. Gratitude to the Community for a successful year.
10. ARC request to change meeting days to Thursdays and the first meeting of the month to 7P.M.

### E. Pool Committee

1. Recommendation to accept the proposal from Oasis Pools to replace four (4) heaters at the Community Center pool which includes the tot pool at a cost not to exceed \$12,364.

### F. Landscape Committee

1. Recommendation to accept that the definition of plant removal is 90%-95% of the root removal and application of round up as needed and removal if warranted.

### G. Covenants Committee

1. Recommendation to accept fines
2. Recommendation from Covenants Committee for Lot clean-ups

### H. Architectural Review Committee

See Consent Agenda

### I. Activities/Publicity Committee

1. Recommendation to accept the approval for the Activities Committee to host a shredding party on April 25, 2009 free to homeowners.
2. Recommendation to accept the approval of the Activities Committee Meeting time to be changed from 10AM to 7 PM on the first Monday of every month.

### J. Strategic Planning Committee

No Meeting held

### K. Facilities Committee

1. Recommendation to purchase one to four thirty gallon steel drums with the 20<sup>th</sup> anniversary CRCA logo on the m to be used as trash cans at a cost not to exceed \$80 a unit.
2. Recommendation to accept the proposal from BC Contractors to weather proof the storage shed (AKA baseball shed) and to repair the men's and women's restrooms at the Windmill Park pool at a cost not to exceed \$15,775.26.
3. Recommendation to accept the proposal from Abeyta Painting to paint the interior of the Windmill office at a cost not to exceed \$4265.
4. Recommendation to purchase new office furniture and conference room furniture at a cost not to exceed \$7735.

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

1. February 4, 2009 Meeting Minutes
2. Discuss minutes and review committee action.

**M. Commercial Sign (AD HOC)**

1. Discussion of Committee notes regarding Title 16.

**X. UNFINISHED BUSINESS**

- A. PA System
- B. Filing System
- C. Waste Management
- D. Items to be sent to Attorney's
- E. Village Management System (VMS)
- F. Website

**XI. NEW BUSINESS**

- A. Announce Management Contract (Renewal is February 28, 2009)
- B. Design Guidelines
- C. New Dimensions Contract
- D. Insurance- Renewal

**XII. FUTURE MEETING SCHEDULE**

- Board Study Session – March 18, 2009  
Homeowner Forum – March 24, 2009  
Board Meeting– March 25, 2009

**XIII. ADJOURNMENT**