

**CONTINENTAL RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS  
MONTHLY MEETING AGENDA  
COMMUNITY CENTER  
8881 N. COACHLINE BLVD. TUCSON, AZ 85743  
MARCH 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. March 11, 2009 Finance Committee Meeting Minutes
  2. Recommendation to accept January and February 2009 Financials.
  3. Recommendation to approve \$100,000 from the C.D. at Washington Federal Bank be placed back into a six month C.D. at Washington Federal Bank.
  4. Acknowledge Jim Susa's resignation with thanks.
  5. March 9, 2009 Pool Committee Meeting Minutes
  6. March 3, 2009 Landscape Committee Meeting Minutes
  7. March 10, 2009 Covenants Committee Meeting Minutes.
  8. Recommendation from the Covenants Committee to accept fine recommendations.
  9. Recommendations from the Covenants Committee to appoint Shayne McCaslin and Paul Taylor to the Covenants Committee.
  10. Recommendation to allow the Covenants Committee to meet at the Windmill Park office for a trial of ninety (90) days.
  11. February 18, 2009 and March 4, 2009 ARC Minutes.
  12. March 2, 2009 Activities Committee Meeting Minutes.
  13. Recommendation from the Activities Committee to accept new advertising rates for the Windmill Newsletter.
  14. March 12, 2009 Strategic Planning Committee Meeting Minutes.
  15. March 23, 2009 Facilities Committee Meeting Minutes.
  16. March 4, 2009 Parcel Reps. Meeting Minutes.
  17. Recommendation from the Parcel Representatives Ad Hoc Committee to allow homeowners in good standing Phyl and Eloisa Jones to become Parcel Representatives for Parcel 51.
  18. Recommendation from the Parcel Representatives Ad Hoc Committee to allow homeowner in good standing Richard Seiwert to become a Parcel representative for Parcel 26.
  19. Acknowledge Tara Curtis's resignation from the Parcel Representatives Ad Hoc Committee with thanks.(Parcel 26)

20. Acknowledge Lori Penwell's resignation from the Parcel Representatives Ad Hoc Committee with thanks.(Parcel 24A)

## IX. REPORTS

### A. President's Report

1. Wildflower Policy

### B. Treasurers Report

### C. Finance Committee

Consent Agenda

### D. Manager's Report

1. Association Insurance is secured.
2. Friendly reminder that Board Members may not serve on a committee while on the Board.
3. Letter to Sunflower regarding Light Mitigation
4. Assistant Manager Replacement
5. Future Staff Evaluations and Communication

### E. Pool Committee

1. Recommendation to hire a pool monitor supervisor provided that it is possible to stay within the budgeted amount and the Committee is not opposed to hiring homeowners.

### F. Landscape Committee

1. Recommendation to accept the proposal to install (2) two tons of 6"-12" limestone rip rap with filter fabric along Coachline Blvd. at parcel 43 at a cost not to exceed \$225. (Budgeted)
2. Recommendation to accept the proposal for six (6) 12" barrel cactus, two (2) fire barrel cactus, three (3) five gallon red fairy dusters, three (3) three five gallon toothless desert spoons, two (2) five gallon emu bushes, fifteen (15) tons of decorative rock and one (1) 2x2 boulder at a cost not to exceed \$1,970. (Budgeted)
3. Recommendation to accept the proposal for eleven (11) tree stumps, grinded 4" below grade at a cost not to exceed \$575. (Budgeted)
4. Recommendation to accept the proposal to install four (4) Oak Trees to be installed at Windmill Park around the play structure at a cost not to exceed \$625. (Budgeted)

### G. Covenants Committee

Consent Agenda

### H. Architectural Review Committee

1. Submittal for Temporary Signage
2. Recommendation to request the Commercial Sign Ad HOC Committee to write a proposal for the Commercial Sign Criteria based on Marana's title 16 to for CRCA to adopt.
3. Recommendation to accept the proposed paint palette for exterior house colors for CRCA. The proposed colors will be approved by Management within 48 business hours of submittal provided that the base and trim colors do not deviate from the palette.

### 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**

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**K. Facilities Committee**

1. Recommendation to approve to purchase two oval slide exit sections from Tucson Play Systems at a cost not to exceed \$2300.
2. Recommendation to request Management to facilitate the repair of the split rail fence at the Parcel 3 pocket park at a cost not to exceed \$200.
3. Recommendation to approve the change order proposal from B.C. Contractors Inc. in the amount of \$653.37 for removal and replacement of the countertop in the Women's restroom at the Windmill Park pool.

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

1. Recommendation to invite Diane Van Horn to present at the Parcel Representatives May 6<sup>th</sup> meeting on the topic of a Neighborhood Watch Program.
2. Recommendation that all or some of the Board of Directors attend a Neighborhood Watch Program meeting on May 6, 2009, 7PM, at the Community Center.

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

1. No Meeting Held

**X. UNFINISHED BUSINESS**

- A. Village Management System (VMS)
- B. Filing System
- C. Design Guidelines
- D. Website

**XI. NEW BUSINESS**

- A. Accept Amendments to the Management Contract
- B. Start Date for Saturday Office Hours
- C. Hiring Homeowners as Pool Monitors
- D. Pool Monitor Budget
- E. Approve 2009 Annual Meeting Schedule
- F. Play Pool Heater
- G. Letter from Facilities Committee Members regarding Jennifer
- H. Paint Palette

**XII. FUTURE MEETING SCHEDULE**

Board Study Session – April 22, 2009  
Board Meeting– April 29, 2009

**XIII. ADJOURNMENT**