

**CONTINENTAL RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
AGENDA
8881 N. COACHLINE BLVD. TUCSON, AZ 85743
JUNE 24, 2009 AT 7:00 PM**

- I. **CALL TO ORDER**
- II. **ROLL CALL - John Lambert, 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: April 29, 2009 Minutes and April 22, 2009 Executive Session Minutes**
- VII. **APPEALS, REQUESTS & WAIVERS – None**
- VIII. **Approval of Consent Agenda**
1. Acknowledge May 4, 2009 and June 1, 2009 Activities Committee Meeting Minutes.
 2. Acknowledge May 5, 2009 and June 9, 2009 Landscape Committee Meeting Minutes
 3. Acknowledge May 11, 2009 and June 8, 2009 Pool Committee Meeting Minutes
 4. Acknowledge May 13, 2009 and June 10, 2009 Finance Committee Meeting Minutes.
 5. Acknowledge May 7, 2009, May 21, 2009, and June 4, 2009 ARC Minutes.
 6. Acknowledge May 12, 2009 and June 16, 2009 Covenants Committee Meeting Minutes.
 7. Acknowledge May 18, 2009 and June 15, 2009 Facilities Committee Meeting Minutes.
 8. Acknowledge with thanks Mary Chaffin's and Jim Susa's resignation from the Finance Committee.
 9. Acknowledge with thanks Dan Lust's resignation from the Board of Directors.
 10. Acknowledge with thanks Vija Lipins resignation from the Nominating Committee
 11. Acknowledge with thanks Liz Lugo's resignation from the Activities Committee
 12. Recommendation to Appoint Bill Arnold to the Pool Committee
 13. Recommendation to appoint Debbie Budd to Chair and Dale Henson to Co-Chair of the Finance Committee.
 14. Approval of Lot Clean-Up recommendations from the Covenants Committee.
 15. Recommendation to approve the removal of the soda machine at the Windmill Park Pool.
- IX. **REPORTS**
- A. **President's Report**
1. Fruit Tree Resolution (the Board approved a variance for a lot in April and requested a resolution)
- B. **Treasurers Report**
- C. **Finance Committee**
1. Approval of the April and May 2009 Financials

D. Manager's Report

1. Waste Management has not responded to Mr. Goodman to date.
2. Audit meeting went well please see new business to accept the Audit.
3. New File System is on hold and mold report of events that have occurred
4. VMS Update
5. 2009/2010 Budget is under review with the Finance Committee
6. Design Guidelines Mailed
7. Email Blast regarding Cell Tower
8. Schedule and Executive Session for most recently received legal opinions
9. Richmond American preparing to turn over The Villas to the Association
10. Nominating Committee Schedule
11. Dan Lust resigned from the Board- Thank you Dan for your volunteerism(see New Business for Discussion)
12. Mr. Goodman's proposal for collection fees
13. Homeowner's Association Tip of the Week
14. Reminder that the office will be closed July 3rd.
15. Board to appoint the Election Committee at the July Board Meeting

E. Pool Committee

1. The Committee requested that their recommendation to the Finance Committee regarding their Budget be included in the Board Books for the Board to review.
2. Recommendation to approve an island from Josh at Saguaro Aquatics, to be stored in the Southeast corner of the Community Center Pool, with the conditions that there is a sign in the island stating the use of it and who owns the equipment. Also, with the condition that the island is chained and locked which will be provided by the owner of the island at Saguaro Aquatics.
3. To approve to have the Pool Monitors fill out a chemical log, which will be given to the Committee members for review, and have the Pool Monitors check the pool chemicals every hour. (Management informed the committee that they did not need a recommendation for this item however the Committee requested that the recommendation be sent to the Board)
4. To approve Sonoran Desert Aquatics (SDA) Swim Team to utilize the Community Center pool during the winter months with the condition that Continental Ranch is held harmless of any costs that are incurred during the period in which SDA takes use of this amenity.
5. Recommendation to approve that the Pool Monitors test the pool/spa chemicals six (6) times per day; twice (2) in the AM and four (4) in the PM.
6. Recommendation to approve that the two pools constantly remain at 82 degrees.
7. Recommendation to approve the proposed budget for 2009/2010 to include \$20,000 for the community center lighting and \$15,000 for the Windmill Park lighting.

F. Landscape Committee

1. Recommendation to accept the proposal from The Groundskeeper to perform the annual tree preservation pruning, annual palm maintenance and potential hazardous tree removal on a total of ninety- three (93) CRCA common area trees at a cost not to exceed \$11,950 plus tax. (Budgeted)

G. Covenants Committee

1. Recommendation that the Board approve the recommended budget of \$10,000 for the covenants committee for the next fiscal year for Continental Ranch with the caveat that the budget does not include fees and expenses related to the rewriting of the code, covenants and restrictions for the community.
2. Recommendation to approve the fine recommendations as submitted.

H. Architectural Review Committee

Consent Agenda

I. Activities/Publicity Committee

1. Recommendation to include a "Family Corner" in the newsletter.
2. Recommendation to allow the committee to purchase an E-Z Up Canopy at a cost not to exceed \$250. (Discretionary)

J. Facilities Committee

1. Recommendation to accept the proposal from Desert Barricades LLC to erect six (6) to eight (8) new steel bollards installed in concrete as required at the rear of parcel 3 at a cost not to exceed \$3000.
2. Recommendation to accept the proposal from Tucson Plumbing Service to install a 75 gallon water heater at the community center at a cost not to exceed \$2000.
3. Recommendation to accept the proposal from Tucson Business Interiors to purchase a 12' conference table for the Windmill Office at a cost not to exceed \$1899 plus tax and delivery (\$2304.54) (Budgeted)
4. Recommendation to accept the proposal from Tucson Play Systems, Inc. to replace the broken panel on the play structure in Parcel 28 as estimated at a cost not to exceed \$706.38 (Budgeted)
5. Recommendation to accept the proposal from Oro Valley Landscape Systems, Inc. to restore the play structure sand in Parcel 28 as estimated at a cost not to exceed \$850. (Budgeted)
6. Recommendation to accept the proposal from Abeytta Painting Inc. to repair and restore the entrance walls at parcel 51 at a cost not to exceed \$985. (Budgeted)

K. Commercial Sign (AD HOC)

1. Dissolve Committee as Task is complete

X. UNFINISHED BUSINESS

- A. Hire Edna to take minutes at a higher rate
- B. Nominating Committee- Appoint Member

XI. NEW BUSINESS

- A. VMS- Write Off Old Owner Accounts
- B. Accept 2007/2008 Audit
- C. Dan Lust's Resignation from the Board
- D. Read the Action in Lieu for CC Handicap ramps into the Minutes
- E. Pool Monitors
- F. Schedule "Meet the Candidate Night" Board to hold as required in Bylaws
- G. Saturday Office hours-Three month trial ends June 27, 2009
- H. Windmill Park Office Put Back Proposals
- I. Daisy Scouts request to use Community Center

XII. FUTURE MEETING SCHEDULE

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

XIII. ADJOURNMENT