

**CONTINENTAL RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS  
MONTHLY MEETING AGENDA  
COMMUNITY CENTER  
8881 N. COACHLINE BLVD. TUCSON, AZ 85743  
JULY 29, 2009 AT 7:00 PM**

- I. CALL TO ORDER**
- II. ROLL CALL - John Lambert, Chuck Stead, Colin Cordell, Connie DeLarge, George Erhardt, and Marilyn Stimpson.**
- III. Approval of the Agenda**
- IV. INVITED GUESTS – Kimberly Gale RE: Twin Peaks Interchange Project**
- V. HOMEOWNER FORUM**
- VI. APPROVAL OF PREVIOUS MEETING MINUTES: June 24, 2009 Minutes and July 15, 2009 Executive Session Meeting Minutes**
- VII. APPEALS, REQUESTS & WAIVERS – None**
- VIII. Approval of Consent Agenda**
1. Acknowledge July 6, 2009 Activities Committee Meeting Minutes.
  2. Acknowledge July 7, 2009 Landscape Committee Meeting Minutes.
  3. Acknowledge July 13, 2009 Pool Committee Meeting Minutes.
  4. Acknowledge July 8, 2009 and July 20, 2009 Finance Committee Meeting Minutes.
  5. Acknowledge June 18, 2009 and July 2, 2009 ARC Minutes.
  6. Acknowledge July 14, 2009 Covenants Committee Meeting Minutes.
  7. Acknowledge July 1, 2009 Facilities Committee Meeting Minutes.
  8. Acknowledge with thanks Fred North's resignation from the Landscape Committee.
  9. Acknowledge Lot Clean ups as recommended.
  10. Approval of the June 2009 Financials.
  11. Recommendation from the Pool Committee to approve the replacement of up to ten (10) new tables at Management's discretion at a cost not to exceed \$149 plus tax per table. (Budgeted)
  12. Recommendation from the Pool Committee to approve the proposal from Antech Gates Corp. for the Windmill Park fence to replace the missing and damaged picket curved top of the fence at a cost not to exceed \$244.32 (Budgeted)
  13. Recommendation from the Landscape Committee to accept the proposal from The Groundskeeper to provide material, equipment and labor in the amount of \$400 to repair the rip rap on the corner of Armour Crest and Coachline Blvd., bury the exposed irrigation poly line, replenish the rock with (1) one ton of decorative rock (will match existing rock) replace (1) one bare root Ocotillo, and replace (1) one (5) five gallon Bougainvillea provided the Association attempt to recover the funds from the driver who drove over the area into the wall. (Budgeted)
  14. Recommendation to accept the proposal from Tucson Play Systems Inc. to replace the broken panel on the play structure in Parcel 27A as estimated at a cost not to exceed \$488.42. (Budgeted)
  15. Recommendation to accept the proposal from The Groundskeeper to remove two (2) inoperable water fountains in Parcel 28 and cap the existing water lines below ground for possible future use at a cost not to exceed \$235.45 plus tax. (Budgeted)

## IX. REPORTS

### A. President's Report

1. Fruit Tree Resolution

### B. Treasurers Report

### C. Finance Committee

1. Recommendation to approve the annual assessment be reinstated to \$297, the same as it was in the 2007/2008 fiscal year, the proposed operating budget for 2009/2010 fiscal year based on the annual assessment of \$297, the transfer of \$90,000 to the reserve fund and the proposed reserve fund budget for 2009/2010.

### D. Manager's Report

1. Collection reports were sent to Mr. Goodman on June 27, 2009.
2. Response Letter from B.C. Contractors
3. Waste Management has not responded to Mr. Goodman to date.
4. Community Center Parking Lot update
5. Board Liaisons
6. The put back for the office began on Thursday, July 9<sup>th</sup> and will continue until the week of July 20<sup>th</sup> provided Abracadabra stays on schedule.
7. VMS conversion.
8. 2009/2010 Budget
9. Update on Edna Coburn regarding her employment with Stratford Management
10. Website Update and re-submittal of Webmaster Proposals
11. Covenants Assistant Resignation
12. The Book Exchange was cancelled

### E. Pool Committee

See Consent Agenda

### F. Landscape Committee

1. Recommendation to accept the proposal from The Groundskeeper to rip rap the south side of the wash along Twin Peaks on the east and west side of Marabella II entry at a cost not to exceed \$11,850 provided the proposal included grout. (Budgeted)
2. Recommendation that the Board accept the Request for Proposal (RFP) as submitted and to allow Management to send the RFP to Three Landscape Companies including The Groundskeeper for cost comparisons

### G. Covenants Committee

1. Recommendation to UPHOLD the fine for lot 39024.
2. Recommendation to accept the fines as submitted.

### H. Architectural Review Committee

See Consent Agenda

### I. Activities/Publicity Committee

1. Recommendation to approve the purchase of a camera for the Activities Committee events at a cost not to exceed \$250. (Budgeted)

### J. Facilities Committee

See Consent Agenda

**X. UNFINISHED BUSINESS**

- A. VMS-Write Off Old Owner Accounts
- B. Saturday Office Hours
- C. Parcel 15C-Water and Electric Meters

**XI. NEW BUSINESS**

- A. Appoint Election Committee- Edna Coburn, Connie Gaddie, Marjorie Walp, Gladys Pope and Magda Quirros
- B. Certify Slate of Candidates presented by the Nominating Committee- in alphabetical order by last name, Bill Arnold, Peggy Bracken, Gus Lipins, Terry Paschen, Marilyn Stimpson, and Angela Wagner-Gabbard.
- C. Addendum to Settlement Agreement-Safeway
- D. Proposal From Sunflower regarding Light Mitigation
- E. Review Parking Policy
- F. CC&R amendments
- G. Perimeter Walls Resolution
- H. Request from Long Realty
- I. Appoint New Board Member Discussion

**XII. FUTURE MEETING SCHEDULE**

- Board Study Session – August 19, 2009
- Board Meeting– August 26, 2009

**XIII. ADJOURNMENT**

DRAFT