

CONTINENTAL RANCH COMMUNITY ASSOCIATION BOARD OF DIRECTORS
MONTHLY MEETING AGENDA
COMMUNITY CENTER
8881 N. COACHLINE BLVD. TUCSON, AZ 85743
AUGUST 26, 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 –**
- V. **HOMEOWNER FORUM**
- VI. **APPROVAL OF PREVIOUS MEETING MINUTES: July 29, 2009 Minutes and July 29, 2009 and August 19, 2009 Executive Session Meeting Minutes**
- VII. **APPEALS, REQUESTS & WAIVERS – None**
- VIII. **Approval of Consent Agenda**
1. Acknowledge August 4, 2009 Landscape Committee Meeting Minutes.
 2. Acknowledge August 10, 2009 Pool Committee Meeting Minutes.
 3. Acknowledge July 31, 2009 Finance Committee Meeting Minutes.
 4. Acknowledge August 6, 2009 ARC Minutes.
 5. Acknowledge August 11, 2009 Covenants Committee Meeting Minutes.
 6. Acknowledge August 5, 2009 Facilities Committee Meeting Minutes.
 7. Acknowledge Lot Clean ups as recommended.
 8. Recommendation to approve the repair of the fence on the northeast end of the community center pool at a cost not to exceed \$663.17 including paint. (Arnold/McCutchan)
 9. Recommendation to accept La Cholla Landscaping as the company to perform lot clean ups for Continental Ranch on a 90 day trial period.
 10. Recommendation to approve the removal of the single handicap parking space and sign in front of 9150 North Coachline Blvd and replace it with a "15 minute" parking spot for "Office Use Only" at a cost no to exceed \$25 for a sign only
- IX. **REPORTS**
- A. **President's Report**
1. Resolution regarding Posting Agendas
- B. **Treasurers Report**
- C. **Finance Committee**
1. Acknowledge the July 2009 Financials
- D. **Manager's Report**
1. New Employee.

2. Covenants Assistant
3. The Annual Meeting will be held at Twin Peaks Elementary School this year instead of Coyote Trail due to scheduling conflicts.
4. Waste Management
5. The new filing system was installed.
6. The conference table was delivered and installed. Committee meetings will resume at the Windmill Park office in September however please excuse the mess as it will take some time to convert the file system over to the new state of the art file system.
7. VMS conversion update
8. Excess funds from Safeway Settlement
9. Please note the Pool Committee Minutes regarding issuing a warranty claim against Meadows Plastering. Please let me know if there are any questions.
10. Temp Connection Update for Edna taking minutes
11. Vendors and Management
12. Security Cameras
13. Assistant Manager Resignation
14. Additional Legal information regarding Parking Enclosed

E. Pool Committee

1. Recommendation to issue a warranty claim against Meadows Plastering and if they did not respond within thirty (30) days that the Better Business Bureau (BBB) would be contacted. (Arnold/McCutchan)

F. Landscape Committee

1. Recommendation to approve management to print, copy and mail surveys to parcel 42 at a cost not to exceed \$400.

G. Covenants Committee

1. Recommendation to accept the fines as submitted.

H. Architectural Review Committee

Consent Agenda

I. Activities/Publicity Committee

1. No Quorum

J. Facilities Committee

1. Recommendation to accept the proposal from Pro-Care Maintenance LLC to remove, refurbish and relocate wall mounted monument sign letters and logos at seven existing parcel entrances as directed at a cost not to exceed \$3000.
2. Recommendation to accept the proposal from Anozira Fence and Wall to repair the pony wall at a cost not to exceed \$2793.

X. UNFINISHED BUSINESS

- A. Approval of the 2009/2010 Budget-** Presentation of the alternate budget showing dues remaining at \$277, the income at \$1,286,073, operating expenses at \$1,226,073, a contribution toward reserves of \$60,000 for a balanced operating budget with reserve capital expenses of \$202,000.
- B. Parcel 15C-** Additional \$400/month and Water Fountain Issue
- C. Addendum to Settlement Agreement-** Safeway- Request for Board signature
- D. Survey for CC&R amendments-** Approval
- E. Abracadabra Sign Off Sheet**
- F. Landscape Request for Proposal (RFP)**

XI. NEW BUSINESS

- A. Record Date for the Annual Meeting
- B. Letter from Covenants Chair regarding the CC&R amendments
- C. Approval of the Annual Meeting Packet
- D. Announce-Date to Hold Town Forum for Parking
- E. Upgrade office internet connection
- F. Back up Hard Drive upgrade
- G. Appoint new Board member

XII. FUTURE MEETING SCHEDULE

Meet the Candidates Night- September 28, 2009 7 P.M. at the Community Center

Board Study Session – September 23, 2009

Board Meeting– September 30, 2009

XIII. ADJOURNMENT

DRAFT