

**CONTINENTAL RANCH COMMUNITY ASSOCIATION BOARD OF DIRECTORS**  
**MONTHLY MEETING AGENDA**  
**COMMUNITY CENTER**  
**8881 N. COACHLINE BLVD. TUCSON, AZ 85743**  
**SEPTEMBER 30, 2009 AT 7:00 PM**

- I. **CALL TO ORDER**
- II. **ROLL CALL - John Lambert, Chuck Stead, Connie DeLarge, George Erhardt, Colin Cordell, Grant Winston and Marilyn Stimpson.**
- III. **Approval of the Agenda**
- IV. **INVITED GUESTS –**
- V. **HOMEOWNER FORUM**
- VI. **APPROVAL OF PREVIOUS MEETING MINUTES: August 26, 2009 Minutes, August 26, 2009 Executive Session Meeting Minutes, August 28, 2009 Emergency Executive Session Meeting Minutes, September 13, 2009 Emergency Meeting Minutes and September 23, 2009 Executive Session Meeting Minutes.**
- VII. **APPEALS, REQUESTS & WAIVERS – None**
- VIII. **Approval of Consent Agenda**
1. Acknowledge September 1, 2009 Landscape Committee Meeting Minutes(No Quorum)
  2. Acknowledge September 2, 2009 Facilities Committee Meeting Minutes.
  3. Acknowledge August 20, 2009 and September 3, 2009 and September 17, 2009 ARC Meeting Minutes.
  4. Acknowledge September 9, 2009 Activities Committee Meeting Minutes.
  5. Accept the recommendation from the Activities Committee to appoint Michele Godwin, Ana Holcomb and Amber Sirois to the Activities Committee.
  6. Acknowledge September 14, 2009 Pool Committee Meeting Minutes.
  7. Acknowledge September 15, 2009 Covenants Committee Meeting Minutes.
  8. Acknowledge September 16, 2009 Finance Committee Meeting Minutes.
  9. Recommendation from the Facilities Committee to approve management to purchase two posts for the handicap signs at the community center at a cost not to exceed \$250; this includes the necessary painting of the handicap logo on the pavement.
- IX. **REPORTS**
- A. **President's Report**
1. Posting Agendas Resolution
- B. **Treasurers Report**
- C. **Finance Committee**
1. Approve the July and August 2009 Financials
  2. Recommendation to approve the proposal from Association Reserves Arizona in the amount of \$6020 subject to their meeting with the finance committee and the Board to finalize the proposal.

3. Recommendation to approve the remaining monies from the Sunflower Light Mitigation settlement be placed into a C.D. or money market account identified as such with the principle to be restricted to pay for installation, repairs or maintenance of such light mitigation and interest going to the CRCA operating fund.

**D. Manager's Report**

1. Best Wishes to Continental Ranch
2. New management Company and Turn over
3. The Annual Meeting Packet
4. Waste Management remains unresolved
5. Community Center Roof
6. Wireless Speed Upgrade
7. Patio Pools regarding Plaster
8. Action in Lieu for complaint with AZ registrar of contractors
9. Windmill Park Men's urinal
10. Collection issues reported from homeowners and returned mail to office
11. November 2009 Assessments
12. Community Center Pool Closure
13. As of Wednesday, September 23<sup>rd</sup> no communications from HOA Management Solutions regarding the plan for the official turn over.

**E. Pool Committee**

Consent Agenda

**F. Landscape Committee**

No quorum- Items that need attention-

1. Removal of Mexican Palo Verde behind 8596 N. Sayante Way in the amount of \$290.
2. Approve the cost to re-intsall and irrigate the Oleanders at Coachline and Colony Park. (8) 5 gallon Oleanders \$425 plus tax or (6) 15 gallon oleanders \$955 plus tax.
3. Proposals to install Rip Rap at the entrance of Marabella II.

**G. Covenants Committee**

1. Recommendation to accept the fines as submitted.

**H. Architectural Review Committee**

Consent Agenda

**I. Activities/Publicity Committee**

1. Recommendation to eliminate the section in the Newsletter that is titled "Family Corner/Recipe."

**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. (Postponed from last month)

**X. UNFINISHED BUSINESS**

- A. Landscape Request for Proposal (RFP)
- B. Alarm Solutions-Registrar of Contractors
- C. Handi- Dogs request to use Community Center
- D. Remove dead palm tree at Community Center

**XI. NEW BUSINESS**

- A. Code of Conduct Complaint-Appoint Management Personnel to assist
- B. Emergency Meeting Agenda for September 13, 2009
- C. Termite Treatment and Maintenance Contract for Community Center
- D. Board Policy regarding vendors

**XII. FUTURE MEETING SCHEDULE**

Annual Meeting Wednesday, October 28, 2009, 7 P.M. at Twin Peaks Elementary School

Board Study Session – November 12, 2009

Board Meeting– November 18, 2009

**XIII. ADJOURNMENT**

DRAFT