

Continental Ranch

Community Association

9150 N. Coachline Blvd. Tucson, AZ 85743 Phone: (520) 297-7600 Fax: (520) 297-7917

Architectural Review Committee Meeting – October 15, 2009 Minutes of a Meeting

- I. Call to Order-** Chair Nancy Lambert called the meeting to order at 2:00 P.M. at the Windmill Park Office
- II. Establish Quorum-** Nancy Lambert, Sharon Schwartz, Carl Junk, Bob Dizon, Dave Lawrence, and Barbara Snyder were present. George Erhardt Board Liaison was also present and Community Assistant Manager, Josh Seng represented HOA Management Solutions. ARC member Jim Browning was absent.
- III. Guests:** Jay Fischer and Larry Lemieux. Also in attendance was Dale De Men of HOA Management Solutions.
- IV. Approval of the October 15, 2009 Meeting Agenda-** A motion was made, seconded and carried to approve the agenda as submitted. (Snyder/Schwartz)
- V. Approval of the October 1, 2009 Meeting Minutes-** A motion was made, seconded and carried to approve the minutes as submitted. (Lawrence/Dizon)
- VI. Appeals:**

69028-Driveway Extension – Mr. Seng presented the additional documentation needed for the Committee to approve the application in question. Upon review of the information, it was determined that the driveway extension coverage would not exceed fifty percent of the front yard and was therefore unanimously approved. It was also discussed that the Management response, dated September 18, 2009, to the original application, used incorrect language and did not properly address the Committee’s concerns pertaining to approval/disapproval of that application.
- VII. Manager Report:**
 1. Mr. Seng requested input from the Committee on whether the Committee wanted to sign off on ARC applications for exterior paint pre-approved color schemes or if Management was granted the power to sign off on this particular type of item. It was verified that the Management, upon review of this specific item, may in fact grant the approval.
 2. Mr. Seng requested input from the Committee on the content of their meeting packets. The Committee expressed their satisfaction.
 3. Mr. Seng requested the Committee clarify what shall constitute the definition of the “Front Yard” for the purposes of guideline interpretation when evaluating applications where the area of the “Front Yard” becomes a variable, including but not limited to driveway extensions. The Committee established that the definition of a property’s “Front Yard” shall be all yard which lies between the street curb back to the wall which connects at the side of the home (congruent with the developer’s definition).

VIII. Submittals

1. 03-047 Paint (pre-approved) - Approved
2. 03-079 Paint (pre-approved) – Approved
3. 08-010 Landscape – Approved
4. 08-044 Paint – Approved
5. 09-003 Solar – Approved
6. 09-147 Landscape (completed w/o approval) – Approved
7. 12A-022 Shed – Approved
8. 16-073 Window Screens – Approved
9. 19-012 Walls – Approved
10. 23-026 Paint (pre-approved) – Approved
11. 26-001 Landscape – Approved, need copies of permits when available
12. 27B-127 Paint – Approved
13. 39-029 Security Door – Approved
14. 39-037 Walkway – Approved
15. 39-050 Satellite Dish – Approved
16. 40-122 Security Door & Solar Lighting – Approved
17. 40-213 Pool – Approved

IX. Commercial

1. None

X. Complete

1. 03-014 Paint – Approved
2. 11-042 Paint – Approved
3. 15C-030 Pool – Approved
4. 27B-121 Paint – Approved
5. 27B-127 Landscape – Approved
6. 42-009 Landscape – Approved

XI. Next meeting date Thursday, November 5, 2009 at 7:00 P.M.

- XII. Adjournment-** A motion was made, seconded and carried unanimously to adjourn the meeting at 3:12 P.M.
(Lawrence/Junk)

Respectfully Submitted,

Josh Seng

Community Manager, HOA Management Solutions
For Continental Ranch Community Association