

**CONTINENTAL RANCH COMMUNITY ASSOCIATION
ANNUAL MEETING – TWIN PEAKS ELEMENTARY SCHOOL
WEDNESDAY, 28 OCTOBER 2009 – 7:00 P.M.**

The annual meeting of the Continental Ranch Community Association convened on Wednesday, 28 October 2009 in the Twin Peaks Elementary School auditorium at 7:00 p.m. Directors present: Mr. John Lambert, President; Mr. Chuck Stead, 1st Vice President; Mr. Colin Cordell, 2nd Vice President; Ms. Connie DeLarge, Secretary; Mr. George Erhardt, Treasurer; Ms. Marilyn Stimpson and Mr. Grant Winston, Directors. Also present: the new management staff from HOA Management Solutions—Ms. Dale DeMen, Community Manager; Mr. Josh Seng, Assistant Manager; Ms. Denise Dadasiewicz; Bookkeeper; Ms. Jocelyn Canovali, Receptionist/Activities Assistant; and approximately 75 residents.

I. CALL TO ORDER:

Mr. John Lambert, President, called the 2009 Annual Meeting to order at 7:01 p.m. in the Twin Peaks Elementary School auditorium.

II. ROLL CALL/QUORUM:

All members of the Board of Directors were in attendance with Mr. Winston arriving a few minutes late. A minimum of four members is required to conduct business.

According to the CRCA bylaws, a required quorum count of 10% of the membership for elections was met—3,435 CRCA members, 967 Sunflower Community Association members, 28 commercial properties representing 786 votes, for a total of 5,188, minus 462 not entitled to vote, for an authorized vote count of 4,726—(473=10%).

III. PROOF OF NOTICE OF MEETING:

Mr. Lambert indicated that ballot package information had been mailed by Stratford Management to all CRCA members, Sunflower Community Association members and commercial properties on 21 September 2009, verified by postal cancellation date, and within the timeframe as required in the bylaws of the Association.

IV. READING OF 2008 ANNUAL MEETING MINUTES:

MOTION made/seconded (Stead/DeLarge) to dispense with reading the 2008 minutes and approve the minutes as presented. Unanimously approved.

V. DIRECTORS' REPORTS:

Each member of the Board of Directors shared comments regarding the previous year's activity—challenges faced, a change in office management, installation of handicapped ramps at the Community Center, new Design Guidelines, etc. Unplanned expenses were noted, and Mr. Lambert acknowledged the added work of past and present Finance Committee members in meeting these expenses even during difficult economic times. He

assured the Association is in good financial standing. Mr. Lambert thanked the various committees and all the ad hoc volunteers for their efforts during the past year in making Continental Ranch a great place to live and work. He introduced four of the five members of the new management staff. Other directors acknowledged there are still issues to be resolved, they thanked the various committees, many volunteers and the membership as a whole for support throughout the year. All encouraged membership participation in future Board meetings and encouraged a sharing of diversified opinions. Mr. Erhardt gave a brief summary of finances as of 31 August 2009: Total assets, \$1,646,623.47; year-to-date actual income, \$1,260,063.97; year-to-date actual expenses, \$1,063,643.00.

VI. COMMITTEE REPORTS:

A. ACTIVITIES:

Ms. Fiona Keller, Chair, reported on the Hip-Hop activity sponsored by the Town of Marana in April and CRCA's donation of \$500 to defray expenses. This activity is cancelled for the 2010 year, so the committee is planning for CRCA to sponsor an Easter season event for this community. She also reported on the Spring concert, Teen/Tween movie night at the pool, Women's Pampering Night, the upcoming Halloween event with costume contest, and upcoming Fall Festival on 7 November. Volunteers are needed with pick-up truck assistance, and to assist with setting up/dismantling pavilions; also to work with children in gaming events. Contact the committee or office to volunteer.

B. FACILITIES:

Mr. Carl Junk, Chair, reported that various facilities are in good shape with several repairs, emergency upgrades, some capital upgrades made throughout the previous year. There were a few items not completed this year that still need to be addressed.

C. FINANCE:

Ms. Debbie Budd, Chair since February, explained the process used by this committee in screening financial statements, audits, reserve study information etc. Taken into consideration are the requests of various committees and then scheduling by priority. Preparation of the proposed budget is a major function. Committee volunteers needed.

D. COVENANTS:

Ms. Angela Wagner-Gabbard, Chair, reported that her committee addresses compliance issues as they relate to bylaws and CC&Rs. She indicated that work on the bylaws and CC&Rs will continue during the coming year. Committee volunteers needed.

E. POOL:

Mr. Bill Arnold indicated that pool furniture had been updated this year, lighting issues still need to be considered, and recurring stains in the pool plaster at the Community Center are still an issue with the contractors. Repair costs are included in the current budget.

F. LANDSCAPE:

Ms. Vija Lipins, Chair, indicated her committee is down to two members, and volunteers are urgently needed.

G. ARCHITECTURAL REVIEW:

Ms. Nancy Lambert, Chair, reported that the new Design Guidelines, in compliance with the CC&Rs, were finalized and sent to all members. She pointed out the need to consult this document before making changes to front yard landscaping or home improvements. The new paint pallet is displayed in the Windmill office or at any Dunn Edwards paint store. It was also noted that there is a color pallet CD available for members to pick up at the office. Ms. Lambert noted that painting a home in its existing colors is considered maintenance and no approval is necessary from ARC. Her committee provides an update on current issues in each *Windmill*. ARC is always open to comment and opinions from the membership.

VII. UNFINISHED BUSINESS: None.

VIII. NEW BUSINESS:

REPORT OF THE ELECTIONS COMMITTEE:

A detailed report of the committee is being placed in file with the ballots and will be retained for a one-year period of time as per requirement. The Election Committee appointed by the Board of Directors consisted of Connie Gaddie, Gladys Pope, Marjorie Walp, Magda Quiros—representing Sunflower Community Association, and Edna Coburn. Tellers who volunteered included: Barbara Herron, Mike Rebro, Linda DiPalma, Jorge Anda, Bonnie and Bob Vantrepotte, Walt and JoAnn Ross, Mary Mooney, Lynn Lauro, Betty Bolin, Nancy Lambert and Alice King. Ballots received from CRCA members totaled 472; from Sunflower, 185, and from commercial properties, 15 representing 403 votes, giving us a grand total of 1,060 ballots. Thirty-one ballots were disqualified for various reasons—24 from CRCA, 6 from Sunflower, 1 representing 15 votes from commercial properties.

Candidate, Peggy Bracken received 322 votes from CRCA, 113 from Sunflower, 388 from commercial properties, for a total of 823. Gus Lipins received 300 votes from CRCA, 131 from Sunflower, and 290 from commercial properties, for a total of 721. Marilyn Stimpson received 241 votes from CRCA, 83 from Sunflower, and 388 from commercial properties, for a total of 712. Terry Paschen received 264 votes from CRCA, 113 from Sunflower and 290 from commercial properties, for a total of 667. Angela Wagner-Gabbard received 245 votes from CRCA, 128 from Sunflower, and 98 from commercial properties, for a total of 471. Bill Arnold received 253 votes from CRCA, 109 votes from Sunflower, 98 from commercial properties, for a total of 460.

According to bylaws, majority elects. Therefore, Ms. Peggy Bracken, Mr. Gus Lipins, Ms. Marilyn Stimpson and Mr. Terry Paschen were duly elected for a two-year term to serve on the Board of Directors.

Mr. Lambert expressed the thanks of the entire community to retiring Board of Directors: Mr. Colin Cordell, Mr. George Erhardt, and Mr. Grant Winston.

IX. OPEN FORUM:

One resident commented about the number of people in attendance and encouraged better participation at monthly meetings. Mr. Lambert acknowledged agreement with this suggestion.

One resident spoke about the new traffic signals being installed at Coachline and Twin Peaks. His concern was for the light impact on homes in the immediate area and what studies had been conducted prior to the decision to install traffic signals at this crossroad. Concerns/questions on this issue need to be addressed directly to the Town of Marana.

Mr. Lambert introduced Ms. Pat Fleming, a State Rep for this district, LD-25, covering 18,000 square miles. He asked if Ms. Fleming would be amenable to returning here at some time to conduct an open forum to discuss possible licensing of management companies who handle millions of dollars in HOA assets, and/or to possibly introduce legislation which would authorize a change in CC&Rs for many HOAs statewide who, like this Association, are faced with unrealistic quorum requirements for presenting proposed amendments. Ms. Fleming indicated positively to a return visit.

Newly elected Board members, Mr. Terry Paschen and Mr. Gus Lipins, were asked to introduce themselves. Mrs. Bracken was out of town.

Because not all of the newly-elected Board members were present in order to have a meeting for the election of their officers, appoint liaisons and establish a calendar of meetings for the coming year, a date will need to be determined and posted in order to handle necessary and immediate legal issues involved in the Board transition.

XI. ADJOURNMENT:

With no further business, MOTION was made/seconded (Stead/DeLarge) to adjourn at 7:45 p.m. Unanimously approved.

CONNIE DeLARGE, Secretary

Attachments for file:
Meeting Agenda
Financial Statement
Committee Reports—Activities, ARC
Election Results Report
Any other documentation concerning this meeting
Attendees Sign-in Sheets

(Minutes prepared by Edna M. Coburn; reviewed by the Board of Directors)