

Continental Ranch Community Association
Board of Directors Study Session
At the Community Center
Agenda
March 10, 2010 at 6:30 pm

I. Call to Order

| | | |
|---------------|---|---|
| II. Roll Call | President 1 st Vice-President 2 nd Vice-President Secretary Treasurer Director at Large Director at Large | John Lambert Chuck Stead Marilyn Stimpson Peggy Brachen Connie DeLarge Terry Paschen Gus Lipins |
|---------------|---|---|

III. Approval of the Agenda

- IV. Invited Guests:
- Canyon Bank 10 minutes (6:35 pm)
 - Complete Landscaping 20 minutes (6:45-7:05)
 - DLC Solutions 20 minutes (7:10-7:30)
 - Northwest Landscaping 20 minutes (7:35-7:55)
 - The Groundskeeper 20 minutes (8:00-8:20)

V. Approval of Previous Meeting Minutes January 20, 2010

VI. Appeals, Requests and Waivers initiated from Homeowners- none

VII. Approval of Consent Agenda

Acknowledge:

| | |
|------------------|---|
| January 12,2010 | Revised Covenants Minutes |
| January 21, 2010 | ARC Meeting Minutes |
| February 1, 2010 | Pool Meeting Minutes |
| February 2, 2010 | Landscape Meeting Minutes |
| A. | Recommendation to not accept the amended contract proposal from Indigenous Solutions Inc submitted after the bid closing. |
| February 3, 2010 | Activities Meeting Minutes |
| February 4, 2010 | ARC Meeting Minutes |
| February 9, 2010 | Covenants Meeting Minutes |

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|-------------------|---|
| February 10, 2010 | Resignation of Verna Keller/Activities Committee |
| February 11, 2010 | Finance Meeting Minutes |
| A. | Finance recommendation to add by appointment Sandy Padilla and Carol Altman to the committee. |
| February 18, 2010 | ARC Meeting Minutes |
| February 25, 2010 | Reserve Study Meeting |
| March 1, 2010 | Pool Meeting Minutes |
| March 2, 2010 | Landscape Meeting Minutes |
| March 3, 2010 | Activities Meeting Minutes |
| March 4, 2010 | ARC Meeting Minutes |
| March 9, 2010 | Covenants Meeting Minutes |
| March 11, 2010 | Finance Meeting Minutes |

VIII. President's Report

IX. Facilities

- A. Presentation to Board by Management of Bids to renovate the Windmill Park entrance either by concrete or brick pavers. Budget is \$23,000.00. See page_____
- B. Review of concrete benches See page_____

X. Landscape Committee

- A. Recommendation to accept bid job#03465 from Groundskeeper not to exceed \$225.00+tax for adding limestone to undermined spillway. Page _____

XI. Activities Committee

XII. Covenants Committee

XIII. Finance Committee

- A. Reserve Study

XIV. Pool Committee

- A. Recommend to the Board to reduce the hours of the Windmill pool to close at 8:00 p.m. until such time the pool monitors are hired. Discussion: this would not only limit the hours during which vandalism was most likely to occur, but also this change in the schedule would raise attention and make the community aware of the vandalism.

- B. Recommend to the Board to push back the opening of the Community Center pool until April 1st or such time at which repairs (cool-deck) are complete.
- C. Recommend to the Board to lower the Community Center pool temperature heating to an average of 80 degrees (versus 82) Fahrenheit
- D. Recommend to the Board to hire the nine budgeted pool monitors at \$9.00/hr. rate providing 196 hours per week, and three pool monitor supervisors at \$11.00/hr. rate providing 98 hours per week from May 1st through September 7th.
- E. Recommend to the Board to not replace the cool deck at the Community Center pool, instead to accept the proposal from Saguaro Pool to strip and reseal the deck at a cost not to exceed \$15,000 before taxes. Three bids were reviewed by the pool committee. See page ____.
- F. Recommend to the Board to drain the WP spa monthly as part of the cleaning at a cost of \$125/mo. This is to ratify the maintenance practice already in place.
- G. Recommend to the Board that Saguaro swim aquatics be given the opportunity to provide swim lessons, and the YMCA be given the opportunity to provide all other programs including water aerobics. Please discuss under Old Business.

XV. ARC Committee

- A. No recommendations at this time.

XVI. New Business

- A. Management recommendation to replace the polybutylene pipe in the community center. See bids pages _____ to _____.
- B. Management recommendation to repair a/c units by D&H at a cost plus tax of \$474.99 for WP office and \$1442.69 for C. Ctr. D&H is our preferred vendor the board chose to handle the service contract. See page _____.
- C. Management requests direction of the board about a homeowner request: a CRCA common area mesquite tree behind his property on Running Bear caused structural compromise of his rear wall and now he wants the association to fix his wall. The Association had the tree removed about two years ago.

XVII. Old Business

- A. Landscape Contract
- B. Vendor for Swim Lessons
- C. Community Center rental policy
 - a. Definitions of renters to be adopted pages _____
 - b. Cost of operation of the center
 - c. Chart of sample rental rates

- D. Parking Policy Two recommendations
 - a. Recommendation from Covenants Committee to adopt parking study session worksheet as policy.
 - b. Recommendation from Management (as requested from the board) to adopt a call in policy to report parking on the streets as has been in use over the last several years.

XVIII. Manager's Report

- A. Provided at Board Meeting
- B. Resignation of Bill Heady/Replaced by Kyle Nickell as Covenants Assistant.

XX. Adjourn

DRAFT

Continental Ranch Community Association
Board of Directors Executive Meeting
At the Community Center
Agenda
March 10, 2010 following the study session

I. Call to Order

| | | |
|---------------|--------------------------------|------------------|
| II. Roll Call | President | John Lambert |
| | 1 st Vice-President | Chuck Stead |
| | 2 nd Vice-President | Marilyn Stimpson |
| | Secretary | Peggy Brachen |
| | Treasurer | Connie DeLarge |
| | Director at Large | Terry Paschen |
| | Director at Large | Gus Lipins |

III. Approval of the Agenda

IV. Finance Approvals Needed

1. Write off of Past Due Accounts
2. Collection account requests for Board review.

V. Good of the order

VI. Adjourn