

Continental Ranch Community Association
Board of Directors Meeting
At the Community Center
Agenda
March 17, 2010 at 7:00 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
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III. Approval of the Agenda

IV. Invited Guests: none

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
A.	Recommend to the Board to lower the Community Center pool temperature heating to an average of 80 degrees (versus 82) Fahrenheit
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
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

A. 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.

March 2, 2010 Landscape Meeting Minutes

A. Recommendation to accept bid job#03465 from Groundskeeper not to exceed \$225.00+tax for adding limestone to undermined spillway at Marbella II.

March 3, 2010 Activities Meeting Minutes

March 4, 2010 ARC Meeting Minutes

March 8, 2010 Activities Meeting Minutes

A. Activities recommendation to appoint Richard Singervalt as Chair for April and May, 2010.

B. Activities recommendation to approve up to \$400 (\$500 was budgeted) for the April 3, 2010 Egg Hunt Event with Face painters and a Balloon designer.

March 9, 2010 Covenants Meeting Minutes

March 11, 2010 Finance Meeting Minutes

A. Recommendation to move the money remaining in the Stratford Operating Account at National Bank be transferred to the Community Association Bank Operating Account.

B. Recommendation to invest the money from the Washington Federal CD which expires 3/22/10, into a 6 month CD, 1year CD or money market account in a local bank paying the best interest.

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 pages_____

X. Finance Committee

A. Reserve Study

B. Recommendation to the Board to move the Washington Federal CD that expires 3/22/10 to the bank that has the highest rate of interest for a 6 or 12 month CD or Money Market Fund.

XI. 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 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.
- D. 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 pages ____.
- E. 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.

XII. 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 _____.

XVII. Old Business

- A. Landscape Contract
Vote by ballot
- B. Vendor for Swim Lessons

- C. 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 ratify a call in policy to report on street parking for visitors, vendors, or when having a social event as has been in use over the last several years.

XVIII. Manager's Report

XX. Adjourn