

Continental Ranch Community Association
Joint Session of the Board and Finance Committee
Review of the Reserve Study
February 25, 2010

The review session started at 6:30 pm. In attendance were John Lambert, Connie DeLarge, Peggy Bracken, Debbie Budd, Harlan Quinn and Dale Henson. Also present were Dale De Men and Josh Seng. The 6 page, 3 Minute Executive Summary from Association Reserves, Inc was examined.

The following items are the items by consensus that need to examine (in no particular order):

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| Community Center | #909 Television – remove as it is not being replaced. |
| | #902 Vinyl Floor – why does it have a useful life of 15 years? This seems too long. (Showing signs of cracking and warping after 2+ years) |
| Community Center Pool | #1200 Pool Deck – Renovate- remove |
| Windmill Park | #202 Asphalt seal/replace – Is this enough money to do a good job? (Need to check on agreement with lease holders on front properties as to their participation in paying cost) |
| | #204 Concrete – Replace – add word “walkway” after concrete |
| Windmill park Pool | #1222 Pool Heaters- replace – break out how many heaters there are and the cost of each (set up on a 3 or 4 year replacement cycle depending on number of heaters- like CC pool) |
| Acacia Trails park (Parcel 39) - | #202 Asphalt- Seal and Repair- Is this enough money to do a good job? |
| Common Area | #1106 Landscape Granite – all granite should be on a three year cycle of three sections per year so this expense does not come all at once. |
| | #1105 Walls (Other)-Repaint- remove. We are not responsible for all walls |

The session ended about 7:45 pm.