

Continental Ranch Community Association
Board of Directors Study Session
At the Community Center
Agenda
April 14, 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 (by phone) 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 March 17, 2010

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

VII. Approval of Consent Agenda

Acknowledge:

March 18, 2010	ARC Meeting Minutes
April 1, 2010	ARC Meeting Minutes
April 5, 2010	Pool Meeting Minutes

Pool Committee recommendations to the Board: **1)** Drain Windmill spa plus light acid wash once per year \$300.00; **2)** Drain and refill Kiddie Pool every other month in summer \$145.00; **3)** Clean tile at C.C. Pool and Kiddy Pool every 1-2 years as needed \$750.00; **4)** Clean tile at Windmill Pool and Spa every 1-2 years as needed \$750; **5)** Deck pressure washed at C.C. Pool quarterly \$300.00; **6)** Deck pressure washed at Windmill Pool quarterly \$300.00.

April 6, 2010	Landscape Meeting Minutes
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Landscape Committee recommendations to the Board: **1)** to accept the proposal from Complete Landscaping for erosion at Marabella II entry [for the installation of grouted rip-rap near Peace Pipe road to control

erosion issues in the amount of \$3221.11. **2)** to wait until DLC Resources assumes the contract and get a new proposal from them for removal of the Saguaro rotting on Coachline. **3)** to select Location A as presented by management [eastern side of Coachline Blvd., south of drainage way #3] to relocate the desert spoon from the corner of Coachline Boulevard and Maple Ridge Drive.

April 7, 2010 Activities Meeting Minutes

Activities Committee recommendation to the Board: **1)** to suspend summer events until at least 3 or more new members volunteer. **2)** to cancel the May meeting and meet on the regularly scheduled meeting date June 2, 2010. **3)** to recommend to the Board to appoint Buford (Bo) Bolin, owner in good standing, to the Activities Committee.

April 8, 2010 Finance Meeting Minutes

Finance Committee news: Jennie Oliver and Arunish Mohan have resigned from the committee.

April 13, 2010 Covenants Meeting Minutes (not yet received)

April 15, 2010 ARC Meeting Minutes (not yet held)

III. President's Report

IX. Facilities

A. Recommendation by Management to replace the drinking fountain at the Community Center. It is old and deteriorated. It sprang a leak on Friday, April 9th, 2010. It was removed and capped off pending the plumbing renovation in progress. Cost of the new fountain is \$_____ plus installation.

B. Review of concrete benches

X. Landscape Committee

A. See consent agenda

XI. Activities Committee

A. See consent agenda

XII. Covenants Committee

A. Fine Review

XIII. Finance Committee

A. To close the Vantage West CD when it matures on April 16, 2009 and place it in a local bank at the highest interest rate found.

XIV. Pool Committee

- A. Bids are being sought for perimeter fence replacement at both pools.

XV. ARC Committee

- A. No recommendations at this time.

XVI. New Business

- A. Recommendation from management for a Joint Board and Landscape Committee Meeting with DLC Resources on April 28, 2010, Wednesday at 6:30 pm at the Community Center. The meeting is to introduce DLC personnel and start the contract off on strong footing.
- B. Management recommendation to not accept cash at the office.

XVII. Old Business

- A. Reserve Study has been received and distributed by email to the Board and Finance Committee.
- B. 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. This is a party wall for which the CC&R's direct a split of cost of any repairs.

XVIII. Manager's Report

- A. Provided at Board Meeting

XX. Adjourn