

**CONTINENTAL RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING – COMMUNITY CENTER
WEDNESDAY, 21 APRIL 2010 at 7:00 P.M.**

The Board of Directors of the Continental Ranch Community Association met on Wednesday, 21 April 2010 in the Community Center. Directors present: Mr. John Lambert, President by phone; Ms. Marilyn Stimpson, 2nd VP; Ms. Peggy Bracken, Secretary; Ms. Connie DeLarge, Treasurer; and Mr. Gus Lipins, Director. Also present: Ms. Dale De Men, Community Manager; Mr. Josh Seng, Assistant Manager, and approximately 10 residents.

I. CALL TO ORDER:

Ms. Marilyn Stimpson, 2nd Vice President, called the Board of Directors' regular meeting to order at 7:02 P.M. Ms. Stimpson turned the gavel over to Ms. De Men to run the meeting.

II. ROLL CALL/QUORUM:

Four of the Board of Directors attended in person plus one of the Board of Directors attended by phone. Quorum of four required for the conduct of Association business.

III. APPROVAL OF AGENDA:

MOTION made/seconded (DeLarge/Stimpson) to approve the meeting agenda as presented. Unanimously approved.

IV. GUESTS: None.

V. APPROVAL OF MINUTES:

MOTION made/seconded (De Large/Lipins) to accept the minutes of the 17 March 2010 meeting as presented. Unanimously approved.

VI. APPEALS, REQUESTS/WAIVERS INITIATED FROM HOMEOWNERS: None.

VII. CONSENT AGENDA:

Acknowledge receipt of committee minutes: Covenants (13 April), ARC (18 March, 1 April, 15 April), Pool (5 April), Landscape (6 April), Activities (7 April), Finance (8 April). Pool Committee recommendation to the Board from the pool budget: 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) pressure wash deck at C.C. Pool quarterly \$300.00; 6) pressure wash deck at Windmill Pool quarterly \$300.00. Landscape Committee recommendation to the Board: 1) to accept the proposal from Complete Landscaping for the installation of grouted rip-rap near Peace Pipe Road to control erosion issues at Marbella II entry 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; 4) to appoint Joe Cinquegrani as a CRCA Landscape Committee member.

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 appoint Buford (Bo) Bolin, owner in good standing, to the Activities Committee. Finance Committee recommendation to the Board: 1) to accept the resignation from the Finance Committee of Jennie Oliver and Arunish Mohan; 2) to close the Vantage West CD and place it in a local bank at the highest interest rate available in either a 1 yr CD or a MM account. Management recommendation to the Board: 1) to replace the drinking fountain at the Community Center. Cost of the new fountain is \$981.12 including tax. It will be placed in the pool area.

MOTION made/seconded (Bracken/DeLarge) to approve the Consent Agenda as presented. Unanimously approved.

VIII. PRESIDENT'S REPORT:

None made.

IX. FACILITIES:

The Board reviewed the photos of the concrete benches proposed to replace the benches at Windmill Park play lot. (Mr. Lambert received the photos by email.) **MOTION made/seconded (Lambert/DeLarge) to purchase two keystone benches at \$471 each delivered and installed from DLC Resources as presented. Unanimously approved.**

X. LANDSCAPE COMMITTEE:

No other business was presented. See Item VII.

XI. ACTIVITIES COMMITTEE:

No other business was presented. See Item VII.

XII. COVENANTS COMMITTEE

1) The Board reviewed account 21208 for multiple parking violations on the street. MOTION made/seconded (Lipins/Stimpson) to approve a \$25 fine for account 21208. Discussion. Approved: 4 yes votes to 1 no vote(Lambert.) 2) The Board discussed alternative options for the next fiscal year to patrol the community after hours for parking violations as requested by the Committee. The BOARD unanimously agrees By Consent to bring this issue up on the next agenda at the May Board meeting. 3) Request from the President to add to the same agenda in May a discussion of penalties for breaking the pool rules.

XIII. FINANCE COMMITTEE

No other business was presented. See Item VII.

XIV. POOL COMMITTEE:

No other business was presented. See Item VII.

XV. ARC COMMITTEE

No other business was presented. See Item VII.

XVI. NEW BUSINESS:

1) The Board decided by consent to choose the date of May 18, 2010 at 7:00 P.M. to meet with the Landscape Committee and DLC Resources at the CRCA Community Center in open meeting.

2) MOTION made/seconded (DeLarge/Bracken) to not accept cash at the Management Office of CRCA. Motion approved unanimously.

XVII. OLD BUSINESS:

Management requests the board to approve a homeowner (Running Bear) request to fix his wall which a volunteer tree root damaged. It was brought to the Board in March. A review was conducted as requested by the Board in March meeting. 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. Sunstate Masonry Inc will charge \$523.33 to fix the wall. **MOTION made/seconded (Bracken/Stimpson) to repair the wall and split the cost with the homeowner (\$261.67 each). Motion unanimously approved.**

XVIII. MANAGER'S REPORT:

Ms. De Men presented the April report. Bids underway are: Lighting at the Pools, Perimeter Pool Fencing, Monument Lighting and Security cameras. DLC Resources has started April 19. Projects currently underway are: kiddy fencing at Community Center pool, re-plumbing the Community Center to replace polybutylene and installing new fountain, A/C repairs at the Community Center and deep cleaning of the floor at the Community Center. The Windmill park entryway has been demolished. It will take about ten days total to complete the new paver walkway. Management staff helped at the Easter Egg Hunt. May 1 statements have been mailed to all accounts. The Audit will be complete in April. 12 pool monitors have been hired. Five monitors have started at the Windmill pool to curtail the out of control young people. To offset the cost, the security service/patrol has been discontinued.

XIX. Owner Participation:

1) Sunflower residents are interested in CRCA finances and are concerned where the money is being spent. Request made for an update of the lawsuit against Grassmeyer (George Erhardt). 2) Explanation of weed elimination procedure in abandoned homes requested. Ms. De Men went over the procedure. (Ann Bodmer).

XX. ADJOURNMENT:

With no further business to be presented, meeting was adjourned unanimously by Motion (Lambert/DeLarge) at 8:28 P.M.

Upcoming dates:

- YMCA Open House – Sunday, 25 April 2010, Time 1-4 P.M., Community Center.
- Board Study Session – Wednesday, 12 May 2010 @ 6:30 P.M., Community Center.
- Board/Landscape Joint Meeting – Tuesday, 18 May 2010 @ 7:00 P.M., Community Center.
- Board Meeting – Wednesday, 19 May 2010 @ 7:00 P.M., Community Center.
- Office Open – Saturday, 22 May 2010 CRCA office open from 9 A.M. to 1 P.M.
- Memorial Day – Monday, 31 May 2010 CRCA office closed

PEGGY BRACKEN, Secretary

Attachments for file:
Sign-in Sheet
Agenda
Committee Minutes—ARC, Landscape, Covenants, Finance, Pool, Activities
Manager's Report
Any other documentation as needed.

(Minutes by Dale L. De Men; reviewed by Board of Directors)