

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

The Board of Directors of the Continental Ranch Community Association met on Wednesday, 21 July 2010 at the Community Center. Directors present: Mr. John Lambert, President; Ms. Marilyn Stimpson, 2nd Vice-President; Ms. Peggy Bracken, Secretary; Ms. Connie DeLarge, Treasurer; Mr. Gus Lipins, Director; Mr. Terry Paschen, Director. Also present: Ms. Dale DeMen, Community Manager and nine residents.

I. CALL TO ORDER:

Mr. John Lambert, President, called the Board of Directors' regular meeting to order at 7:00 p.m.

II. ROLL CALL/QUORUM:

Six members of the Board of Directors were in attendance. Quorum of four required for conduct of Association business.

III. APPROVAL OF AGENDA:

The agenda was amended to include: homeowner forum, resignation of a committee member, a landscape management plan, and request from the Daisy Scouts. **MOTION made/seconded (Lipins/Stimpson) to approve the meeting agenda as amended. Unanimously approved.**

IV. HOMEOWNER FORUM: None.

V. MINUTES' APPROVAL:

With no meeting held in June 2010, **MOTION made/seconded (Paschen/DeLarge) to approve minutes of the 19 May 2010 meeting. Unanimously approved.**

VI. APPEALS/REQUESTS/WAIVERS INITIATED FROM HOMEOWNERS:

Homeowner, Mr. John Fenneme discussed his plans to attach a solid aluminum patio roof at his home. He noted several similar structures in the community, shared photos, and requested Board support following disapproval from ARC. ARC spokespersons, Mr. Larry Lemieux and Mrs. Nancy Lambert indicated the denial issued represented an installation not authorized according to the Association's Design Guidelines, which ARC is required to uphold. Lengthy discussion on materials, painting, permits, case-by-case waivers, etc. led to a decision to ask ARC to provide a draft of a possible amendment to the Design Guidelines that would be in keeping with the aesthetic values of the community while allowing more variety in construction materials. Meanwhile, existing similar structures will be investigated since it is assumed several were unauthorized by ARC. Action postponed until the August Board of Directors' meeting.

VIII. CONSENT AGENDA:

A. ACKNOWLEDGE RECEIPT OF COMMITTEE MINUTES:

Covenants—8 June 2010; Finance—10 June 2010; Landscape—18 May, 1 and 22 June 2010; Activities—2 June and 7 July 2010; ARC—20 May, 3 and 17 June 2010; Pool—7 July 2010; Nominating—11 and 22 June 2010; Ad hoc Monument—27 May and 8 July 2010.

B. COMMITTEE APPOINTMENTS/RESIGNATIONS:

Mrs. Shayne McCaslin was acknowledged as chairperson of the Covenants Committee; Mrs. Nancy Lambert as chairperson of Ad hoc Monument Committee.

New committee appointments included: Ms. Victoria Palfreyman, Ms. Becky Scott, Ms. Margie Gibson, and Ms. Macala Baer to Activities; Mr. Al Diaz to ARC.

Committee resignations accepted with regret and thanks for valued service to the community: Ms. Ann Bodmer, Ms. Vija Lipins and Ms. Barbara Snyder from Landscape; Mr. Paul Taylor from Covenants; Ms. Sharon Swartz from ARC.

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

VIII. PRESIDENT'S REPORT:

Mr. Lambert discussed the need of a Facilities Committee at this time. **MOTION made/seconded (Stimpson/DeLarge) to dissolve the current Facilities Committee as recommended. Unanimously approved.**

IX. COVENANTS COMMITTEE:

Four lot cleanups were identified—three homes are currently occupied; one is not. Cost is \$75 per lot, which is normally repaid back to the Association upon sale/foreclosure of property. **MOTION made/seconded (Lipins/DeLarge) to proceed with lot cleanups as identified. Unanimously approved.**

Issue of unauthorized parking of a residential car was sent back to Covenants Committee for appropriate action.

X. NEW BUSINESS:

A. PURCHASE OF CIGARETTE URNS:

The purchase of heavy-weight ash urns to be placed in/around the tot lots was discussed. **MOTION made/seconded (Lipins/DeLarge) to not approve the purchase of ash urns as discussed and to look locally for a suitable item.** Discussion: Cost of approximately \$500 including purchase, tax, shipping is a factor. **Unanimously approved.** Management to provide other options.

B. NOMINATING COMMITTEE RECOMMENDATION:

The Nominating Committee submitted a signed recommendation to the Board, dated 29 June 2010, which was read by the Secretary. In part: "...accept the following applicants who have conformed to the criteria for nomination as candidates to run for election to the Board of Directors for 2010-2011 term: Connie DeLarge, John Lambert and Larry Lemieux." **MOTION made/seconded (Lipins/Stimpson) to accept the recommendation of the Nominating Committee as presented, and place the names of Ms. Connie DeLarge, Mr. John Lambert, and Mr. Larry Lemieux on the ballot for the 2010 election. Unanimously approved.**

C. CR LOGO SIGNS:

MOTION made/seconded (DeLarge/Lipins) to create the sign mount for the logo previously harvested from other signs, to be placed at both corners of Silverbell and Coachline (near Onyx Moon) from Antech Corporation, Tucson at a cost of \$605.77 including tax for mount and installation. Discussion indicated an expensive project and preference for spending those funds on landscaping upgrade. **Unanimously DISAPPROVED.** No further decisions reached.

D. BOARD MEMBER RESIGNATION:

Mr. Lambert announced with thanks and regret, the resignation of Mr. Chuck Stead from the Board of Directors due to an employment assignment. He suggested the appointment of Mr. Larry Lemieux to fill the vacated seat for the balance of the fiscal year (July, August, September). **MOTION made/seconded (Lambert/DeLarge) to appoint Mr. Larry Lemieux to fill the vacated Board of Directors' seat of Mr. Chuck Stead. Unanimously approved.**

Mr. Lemieux assumed his new position immediately.

Discussion: Since Mr. Lemieux has been currently serving as a committee member, the question of dual representation on both a committee and Board of Directors needs to be addressed to the Association attorney. There is currently no coverage of this concern in either the Association bylaws or the CC&Rs.

XI. UNFINISHED BUSINESS:

CC&R REVISION FOR SUNFLOWER COMMUNITY ASSOCIATION:

MOTION made/seconded (Lipins/DeLarge) to approve Exhibit D, Use Restrictions, Pages 1-6, of the Sunflower Community Association CC&Rs as now presented. Unanimously approved.

XII. MANAGER'S REPORT:

Ms. DeMen indicated the management staff has been busy working with each committee in their projects, obtaining information, bids etc. Additional meetings held with Finance Committee in preparation of the upcoming budget.

The gopher encroachment is a major issue throughout the community, especially in the

park where burrowing holes are prevalent, presenting a health issue and hazard to everyone using the facility. It was noted also, that at the community main entrance, there is an abundance of these rodents; however, unless the Town of Marana provides assistance with elimination along the Silverbell corridor, there is no point in spending excessive community funds at the entrance site. As a point to consider, initial treatment at the park is estimated at \$1,400.00, plus \$200.00 monthly in order to monitor. Additional bids recommended for the Windmill Park site. Resident input indicated health and safety concerns for children and house pets in any plan for rodent elimination. No action taken.

A portion of the wall on Silverbell at the Mountain Shadows point was never painted; is estimated at \$3,180.00, and should actually be a concern for the homeowners along that corridor who own the wall. Repairs are also necessary. Funds are available in the current budget; however, if the Association paints and/or maintains this area of the wall, homeowners will not take responsibility in the future, and this expense is then borne by the entire CRCA resident population. No action taken; postponed until the August Board of Directors' meeting.

At Windmill Park, cleaning of the sand in the play area is recommended to eliminate cigarette butts and assorted trash which is being deposited. Sand screening is estimated at \$1,500.00. Obtaining additional bids was recommended, as this may be a recurring issue. Residents asked to help by keeping the area clean for the youngsters at play.

Assessment delinquencies are less this year than in previous years.

XIII. LANDSCAPE MANAGEMENT PLAN:

Mr. Lambert had indicated at a recent study session, that DLC Resources Inc. was not performing according to expectations. With that in mind, a management plan/guideline of expected landscaping accomplishments for the next six weeks was drawn—(End of July through the month of August). Timers for the RainMaster controllers are to be monitored this week since control numbers do not coincide. The plan, authored by the DLC staff, calls for definitive landscape maintenance, replacement of plants, recent accomplishments, ongoing maintenance needs, etc.). Mr. Lambert noted that in one area along Coachline, there are 97 emitters capped and going to nothing, indicating that at one time, plants/shrubs had been in place and removed by Groundskeeper. Since the inception of the DLC contract, their staff has changed, and guidelines may need to be provided to the new foreman. It was again noted that the DLC contract carries a 30-day cancellation clause. Improvements will be carefully monitored in the coming weeks and an update presented at the August Board of Directors meeting.

XIV. DAISY SCOUTS REQUEST:

The Daisy scouting program at Continental Ranch has, in the past, been granted a fee waiver for weekly use of the Center facilities. It was noted that this group encourages and provides community support throughout the year, for such activities as the Easter

Egg program. **MOTION made/seconded (DeLarge/Lipins) to grant the Daisy Scouting program use of the Center facilities for the coming year, free of charge with damage deposit waived. Unanimously approved.**

XV. ADJOURNMENT:

With no further business, **MOTION was made/seconded (DeLarge/Stimpson) to adjourn at 8:18 p.m.** Executive session to follow.

Upcoming Dates:

Board Study Session – Wednesday, 11 August 2010 @ 6:30 p.m., Community Center.

Board Meeting – Wednesday, 18 August 2010 @ 7:00 p.m., Community Center.

PEGGY BRACKEN, Secretary

Attachments for file:

Sign-in sheet

Amended Agenda

Committee Minutes

Covenants Lot Clean-up Recommendations

Nominating Committee Recommendation

Exhibit D, Sunflower Community Association CC&Rs

Community Manager's Report

New Landscape Management Plan

Any other documentation pertaining to this meeting.

(Minutes by Edna M. Coburn; reviewed by Board of Directors)