

**CONTINENTAL RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING – COMMUNITY CENTER  
WEDNESDAY, 6 OCTOBER 2010 -- 7:00 P.M.**

The Board of Directors of the Continental Ranch Community Association met on Wednesday, 6 October 2010 at the Community Center. Directors present: Mr. John Lambert, President; Ms. Marilyn Stimpson, 1st Vice-President; Ms. Connie DeLarge, 2<sup>nd</sup> Vice-President; Ms. Peggy Bracken, Secretary; Mr. Gus Lipins, Treasurer; Mr. Larry Lemieux, Director; Mr. Terry Paschen, Director. Also present: Ms. Dale DeMen, Community Manager; Mr. Josh Seng, Assistant Manager and eight residents.

**I. CALL TO ORDER:**

Mr. John Lambert, President, called the Board of Directors' regular meeting to order at 7:02 p.m.

**II. ROLL CALL/QUORUM:**

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

**III. APPROVAL OF AGENDA:**

**MOTION made/seconded (Lipins/Lemieux) to approve the meeting agenda as presented. Unanimously approved.**

**IV. HOMEOWNER FORUM: None.**

**V. INVITED GUESTS: None.**

**VI. MINUTES' APPROVAL:**

Correction noted for minutes of 15 September 2010: Page 2, Item VII.C. line 5: "...cost NTE \$2,840. (vs. \$4,000);..." **MOTION made/seconded (Lemieux/Lipins) to accept minutes of the 15 September 2010 Board of Directors' meeting as amended. Unanimously approved.**

**VII. APPEALS, REQUESTS/WAIVERS INITIATED FROM HOMEOWNERS: None.**

**VIII. APPROVAL OF CONSENT AGENDA:**

**A. ACKNOWLEDGE RECEIPT OF COMMITTEE MINUTES:**

Covenants—14 September 2010; ARC—16 September 2010; Pool—4 October 2010; Landscape—5 October 2010.

**B. COMMITTEE APPOINTMENTS:**

To ARC—Mrs. Alice King; to Pool—Mr. Phil Kinney.

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

**XIX. TREASURER'S REPORT:**

Not available; in process of closing books for September.

**X. LANDSCAPE COMMITTEE RECOMMENDATIONS:**

The Board resurfaced a recommendation (August meeting) for an upgrade to the planter bed at the Community Center. **MOTION made/seconded (DeLarge/Lemieux) to convert the area by the Community Center Marquee to a planter bed by DLC Resources at a cost not to exceed \$1,989.00.** Discussion: does not include cost of plantings. **Five affirmative votes; one negative vote (Lipins).**

**MOTION made/seconded (DeLarge/Lemieux) to add three Queen Palms and 10 Lantana to the granite strip running north at the Community Center by DLC Resources at a cost not to exceed \$332.00. Five affirmative votes; one negative vote (Lipins).**

To inquiry raised regarding landscaping along the new Twin Peaks Road area, Mr. Lambert indicated the planting was in progress at this time.

Mr. Kermit McCutchen complimented the Landscape Committee for a diligent effort to improve numerous areas throughout the community. It was noted that as the economy throughout the region adjusts, the housing market will be on the rise and the overall appearance throughout the community will be a paramount issue.

**XI. NEW BUSINESS:**

**A. GOPHERS:**

Three bids have been received for pest removal in a wide range of proposed costs. Some funding is available within the current budget; look to the new budget. Liability issue because of uneven terrain remains a vital concern. Action postponed in order to seek more information.

**B. PLAYGROUND REPLACEMENT PARTS:**

Seven sections of the play system at the Windmill Park playground are damaged and need replacement. Six to 8 weeks are needed to receive ordered parts. Discussion regarding a complete replacement vs. currently-damaged areas indicated an extremely costly project. **MOTION made/seconded (Lemieux//DeLarge) to replace the seven damaged parts by American Play Systems at a cost not to exceed \$6,681.97 including tax. Unanimously approved.**

**C. COVENANTS COMMITTEE FINE RECOMMENDATION:**

Parking violation regarding account 19606 was verified by photos presented.

**MOTION made/seconded (Lemieux/DeLarge) to uphold the recommended \$25.00 fine for account #19606 as discussed. Unanimously approved.**

**D. TWIN PEAKS MONUMENT:**

The ad hoc committee negotiated positively to construct appropriate monument and signage along the Twin Peaks new road connection, which will be open in ceremony at 3:00 p.m. on 18 November 2010. Antech Corporation is preferred contractor because of previous signage and consistency in design throughout the area. Sketches of the proposed monument met with favorable comment. Funds are available from the current budget. Thirty day completion date anticipated. **MOTION made/seconded (DeLarge/Bracken) to accept the monument bid from Antech Corporation, Tucson in the amount of \$23,836.17 including tax; not including permit fees. Unanimously approved.**

Lengthy discussion followed regarding appropriate signage along I-10 leading to the new road; incorrect signage on Coachline Boulevard, general discussion of the roadway construction, general landscaping issues, etc.

**MOTION made/seconded (Lemieux/Lipins) to request a 10% cost reduction from Antech to cover cost of necessary permits. Discussion: Management to negotiate. Unanimously approved.**

**E. SECURITY CAMERA UPGRADE:**

Three bids were received for upgrades. Cost is covered in the new fiscal year budget. Postpone until the next study session.

**XII. UNFINISHED BUSINESS:**

**COMMUNITY CENTER PARKING LOT:**

Resident discussion surfaced again regarding inadequate lighting in the Center parking lot in the area in front of the building. Cost is estimated at \$5-6,000 per pole, with funding for upgrades not in the current budget. Safety issues and Town of Marana lighting regulations are concerns. Also noted were weeds in the adjacent empty lot, which is owned by an out-of-state firm. Letter requests have been forwarded to the owner.

**XIII. GENERAL MANAGER'S REPORT:**

Ms. DeMen noted that the staff is concentrating on closing out the current fiscal year. Vendors have been requested to submit invoices as soon as possible. She discussed the Presidential Service Awards program with an emphasis on acknowledging volunteer service in time for presentation of special awards at the Association volunteer function in January. Information will be in the November *Windmill*.

**XIV. ADJOURNMENT:**

With no further business, **MOTION was made/seconded (DeLarge/Lemieux) to adjourn at 8:52 p.m. Unanimously approved.**

Upcoming dates:

Annual Meeting – Wednesday, 20 October 2010 @ 7:00 p.m., Twin Peaks Elementary School.

New Board of Directors' Organizational Meeting – Thursday, 21 October 2010 @ 7:00 p.m., Community Center. Study session dates/regular meeting dates TBD.

Opening of Twin Peaks Interchange – Thursday, 18 November 2010 @ 3:00 p.m.

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PEGGY BRACKEN, Secretary

Attachments for file:

Sign-in Sheet

Agenda

Committee Minutes

Treasurer's Report

Twin Peaks Monument Proposal

General Manager's Report

Other documentation pertaining to this meeting.

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