

**CONTINENTAL RANCH COMMUNITY ASSOCIATION  
ANNUAL MEETING – TWIN PEAKS ELEMENTARY SCHOOL  
WEDNESDAY, 20 OCTOBER 2010 – 7:00 P.M.**

The annual meeting of the Continental Ranch Community Association convened on Wednesday, 20 October 2010 in the Twin Peaks Elementary School auditorium at 7:00 p.m. Directors present: Mr. John Lambert, President; Ms. Marilyn Stimpson, 1<sup>st</sup> Vice President; Ms. Connie DeLarge, 2<sup>nd</sup> Vice President; Ms. Peggy Bracken, Secretary; Mr. Gus Lipins, Treasurer; and Mr. Larry Lemieux, Director. Absent: Mr. Terry Paschen, Director. Also present: the management staff from HOA Management Solutions—Ms. Mabelle Gummere, Director; Ms. Dale DeMen, Community Manager; Mr. Josh Seng, Assistant Manager; Ms. Jocelyn Canovali, Activities Assistant, Ms. Aime Salinas, Accounts Manager and approximately 35 residents.

**I. CALL TO ORDER:**

Mr. John Lambert, President, called the 2010 Annual Meeting to order at 7:01 p.m. in the Twin Peaks Elementary School auditorium.

**II. ROLL CALL/QUORUM:**

Six members of the Board of Directors were in attendance. A minimum of four members is required to conduct business.

According to the CRCA bylaws, a required quorum count of 10% of the membership for elections was met—3,473 CRCA members, 967 Sunflower Community Association members, 28 commercial properties representing 786 votes, for a total of 5,226, minus 465 residents with delinquent assessments not entitled to vote, for an authorized vote count of 4,761—(476=10%).

**III. PROOF OF NOTICE OF MEETING:**

Mr. Lambert indicated that ballot package information had been mailed by HOA Management to all CRCA members, Sunflower Community Association members and commercial properties in September 2010, verified by postal cancellation date, and within the timeframe as required in the bylaws of the Association.

**IV. READING OF 2008 ANNUAL MEETING MINUTES:**

**MOTION made/seconded (Bracken/Lipins) to dispense with reading the 2009 minutes and approve the minutes as presented. Unanimously approved.**

**V. DIRECTORS' REPORTS:**

Mr. Lambert thanked the management staff, the Board of Directors, the many volunteers and the Continental Ranch Scouting programs for dedication to the needs of the community throughout the year. He reviewed some of the year's highlights, including entryway lighting, new walkway at the Windmill Park facility, appointment of a new

auditor, conversion to VMS accounting, a new landscape contractor, numerous new landscape projects all within budget, maintenance of heating and air conditioning units, attention to Reserve Study needs and regularly-scheduled funding, etc. Mr. Lambert pointed out that there was no assessment increase again this year. He noted low resident participation at meetings, and that encouraged volunteer support urgently needed for committee functions.

Directors, Ms. Marilyn Stimpson, Ms. Connie DeLarge, Ms. Peggy Bracken, Mr. Gus Lipins and Mr. Larry Lemieux each spoke in turn about the rewarding and learning experiences of serving on the Board of Directors, the valued assistance of the management staff, serving as liaisons to the various committees, and general thanks to the residents. The need for volunteers on all committees was emphasized by each director.

Treasurer, Mr. Gus Lipins, also shared a year-to-date income and expense statement, rounded to the nearest thousand: Income: Assessment Revenue, \$1,269,000; other revenues, \$83,000., for a total income of \$1,352,000. Expenses: Administrative, \$448,000; Community, \$3,000; Insurance, \$16,000; Landscaping, \$212,000; Pool, \$113,000, Repairs and Maintenance, \$49,000; Utilities, \$91,000; Taxes, \$3.39; other expenses, \$174,000, for a rounded expense figure of \$1,106,000, and net income of \$245,527.58.

## **VI. COMMITTEE REPORTS:**

### **A. ARC:**

Chair, Mrs. Nancy Lambert noted that ARC met twice monthly and thanked the committee members for dedication and adherence to the directives of the Association. She noted the support of the management team, notably Mr. Josh Seng and Mr. Kyle Nickell for valued assistance in helping homeowners in filling out the required paperwork, and assisting the committee when needed. The paint palette developed this year has worked well, allowing an opportunity for residents to become creative and diversify the color tone of the community. The committee needs additional volunteers.

### **B. FINANCE:**

A new auditor was appointed during this year. The Reserve Study was reviewed and a schedule of regular contributions developed.

### **C. POOL:**

Coming soon will be cool deck application, filters, and fence renovations. Members are also needed for this committee.

### **D. LANDSCAPE:**

Mr. Frank Postillion, Chair, thanked the committee members for encouraging the support of several upgrades throughout the year. All projects were within the current budget. It was noted that 40 trees and 500 plants have now been planted in the Twin Peaks median, and another 15 trees and 70 plants around the Community Center complex. New plants

were added at the Windmill Park office complex. Twenty-six monument upgrades have been completed with lighting and plants. Another area completed was an extensive upgrade project in Marbella II. Tree maintenance and sprinklers throughout the community are ongoing projects. Coming soon will be decorative rock in the common areas, flower bed restoration, plant replacement. Several new projects are being considered and under discussion for the coming year.

**E. ACTIVITIES and COVENANTS:** No reports available.

**VII. UNFINISHED BUSINESS:** None.

**VIII. NEW BUSINESS:**

**ELECTION OF BOARD OF DIRECTORS FOR 2010-2011:**

Report of the Election Committee acknowledged the appointed committee—Connie Gaddie, Gladys Pope, Margie Walp, Magda Quiros (Sunflower Community Association) and Edna Coburn. Tellers were Linda DiPalma, Barbara Herron, Walt and JoAnn Ross, Mary Mooney, Lynn Lauro, Bo and Betty Bolin, and Alice King. The 10% quorum requirement according to the Bylaws of the Association was 476. Total ballots received: 598 representing 796 votes. Twenty-two ballots were disqualified. Final outcome: Nominees, Ms. Connie DeLarge received 728 votes, Mr. Larry Lemieux received 726 votes; Mr. John Lambert received 725 votes. All three duly elected to the Continental Ranch Community Association Board of Directors for a two-year term beginning in 2010. A detailed report of the Election Committee was prepared for permanent file.

**IX. HOMEOWNER INPUT:**

Resident and member of the Town of Marana Town Council, Ms. Roxanne Ziegler spoke of the opening of the Twin Peaks corridor in November. She also noted the upcoming Town of Marana elections and encouraged residents to consider running for a seat on the Council, the importance of attending Town Council meetings and voting.

**X. ADJOURNMENT:**

With no further business to be discussed, **MOTION was made (Lipins/Bracken) to adjourn at 7:30 p.m. Unanimously approved.**

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**PEGGY BRACKEN, Secretary**

Attachments for file:  
Sign-in Sheet  
Agenda  
Ballot Mailing package  
Treasurer's Report  
Election Committee Report  
Other documentation pertaining to this meeting.

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