

Continental Ranch Community Association
Board of Directors **BOARD MEETING**
At the Community Center
Agenda
November 18, 2010 at 7:00 pm

I. Call to Order

II. Roll Call	President	John Lambert
	1 st Vice-President	Peggy Brachen
	2 nd Vice-President	Gus Lipins
	Secretary	Connie DeLarge
	Treasurer	Larry Lemieux
	Director at Large	Terry Paschen
	Director at Large	Marilyn Stimpson

III. Approval of the Agenda

IV. Invited Guests: Sovereign Electric

V. Homeowner Forum:

VI. Approval of Previous Meeting October 6, 2010

Motion by: Seconded: Vote: as written or as changed

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

VIII. Consent Agenda

Acknowledge Meeting Minutes and Recommendations:

October 6, 2010 Activities

Request to donate \$100 of Activities Budget for Adapt a Family for Marana Food Bank "Stuff the Stocking".

October 7, 2010 ARC

October 12, 2010 Covenants

October 14, 2010 Finance no meeting held

October 21, 2010 ARC

November 1, 2010 Pool

Officer recommended to the Board: Chuck Valade for Chairman
Recommendation is to the Board the purchase of 19 chairs and 10 loungers from Sundrella at a cost NTE the budgeted cost of \$5,070 inc tax.
Recommendation is to the Board to accept Oasis Pool's bid to replace Windmill Park heater by-pass valves at a cost of \$239.61 x 4 = \$958.44

November 2, 2010 Landscape

Officers recommended to the Board: Frank Postillion for Chairman, Rob Palfreyman for Vice Chair. New member: John Lambert.

November 3, 2010 Activities

Officers recommended to the Board: Ana Holcomb for Chairman, Micala Baer for Secretary.

November 4, 2010 ARC

Officers recommended to the Board: Nancy Lambert for Chairman and Dave Lawrence for Vice-Chairman.

Recommendation is for the Board to adopt the Design Guideline Update and publish same in the Windmill. (Copy attached)

November 9, 2010 Covenants

Officers recommended to the Board: none at this time

Recommendation is to the Board to fine accounts 18372, 19036, 19456, \$25 each for leaving out trash cans.

Resignations: Debbie Budd and Shayne McCaslin

November 10, 2010 Finance

Officers recommended to the Board: Carol Altman for Chairman and Dale Henson for Vice-Chairman.

Recommendation is to hire Auditor J. Todd Lundering, CPA at a cost NTE \$7,500 for audit and tax preparation.

Recommendation is to recommend to the Board to enter into a three year contract with Association Reserves at \$1,950 per year.

Management recommendation is on the Budget to change the title classification of "Capital Improvement" to "Capital Maintenance."

Management request is to change the Volunteer Luncheon to Saturday, January 29, 2011 from Saturday, January 22, 2011.

Request: Daisy Scouts wish to sing Christmas Carols to the Board prior to the December Meeting.

Request: to use the community center by Girl Scout leaders the first Thursday of each month December through June at no charge provided the center is not rented to a paying customer.

Request: Rob Claybaugh by fax/letter 10/6 is asking if it is possible to convert part of Windmill Park into a dog park. Management directed to respond referencing how to change use of common area in the CC &R's

Management recommendation to ratify modifications to SF By-laws requirement to call special meeting and quorum requirements for same, which have been reviewed by Clint Goodman who finds them to be consistent with CRCA documents.

Board approval is given to hire RP Streiff for gopher removal in turf, park and entries at a cost of \$600 for initial and one follow up treatment and then \$185/mo.

Board approval is given to hire Arizona Plumbing to test the backflow valves per the RFP bid received at a cost of \$1,182.00 plus repairs.

IX. Treasurer's Report

The September and October financial reports have been approved by the Finance Committee.

The Balance Sheet for October 31, 2010 shows Operating Cash at \$340,338.48. Reserve Balance of \$1,059,877.69 includes \$13,632.68 in the restricted Sunflower Light Mitigation Fund. Accounts receivable are \$102,907.10 with prepaid assets (insurance and income tax) of \$26,641.00. The Total Assets as of October 31 is \$1,723,112.23

X. Activities Committee

From the November meeting: Motion to request to the board for a \$700 budget instead of a \$500 budget for adopts a family. One family has been located who lives in Continental Ranch. (Manager's note: the total 10-11 budget for this project is \$1,000 total.)

Motion: I _____ move to adopt this family at a cost of \$_____.

Seconded by _____

Vote _____yes to _____no.

XI. Landscape Committee

Recommendation to the Board is to accept the proposal for monument landscape refurbishment at River's Edge monument at a cost NTE \$2,500.00, at Desert Sage monument at a cost NTE \$3,070.00, and at Richmond Estates monument at a cost NTE \$3,336.00.

Motion: I _____ move to ...

Seconded by _____

Vote _____yes to _____no.

XII. Pool Committee

A. Hand dryers for the Windmill Pool bathrooms
Pool committee recommends to the Board to purchase 2 hot air hand dryers at Windmill Pool through Pro Care at a cost not to exceed \$958 plus tax.

Discussion: This is not budgeted.

Motion: I _____ move to...

Seconded by _____

Vote _____ yes to _____ no.

B. Pool wrought iron fencing is rusting/rotting out around the pools
Pool committee recommends to the Board to accept the Antech bid to replace the fencing at the community center and windmill pools (with the fence to be painted Tan) at a cost of \$32,631.27.

Discussion: Budgeted in 2010-11 capital maintenance budget but not as recommended in the Reserve Study.

Motion: I _____ move to...

Seconded by _____

Vote _____ yes to ____ no.

XIII. New Business

XIV. Old Business

A. Monument lighting update with Sovereign Electric.

XV. Manager's Report

Annual Meeting

Organizational and Board Training

Year End

Halloween Party

Twin Peaks Monument

Playground Equipment

Major Tree Pruning

Finalizing the lighting at the monuments contract

Landscape upgrades as authorized completed, not completed.

XIV. Adjourn