

Continental Ranch Community Association
Board of Directors Meeting
At the Community Center
Agenda
December 16, 2011 at 7:00 pm

I. Call to Order

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

III. Approval of the Agenda

IV. Invited Guests: None Scheduled

V. Homeowner Forum

VI. President's Message:
Open Board position

VII. Approval of Previous Meeting November 18, 2010

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

VIII. Appeals, Requests and Waivers initiated from Homeowners-

IX. Consent Agenda

Acknowledge Meeting Minutes and Recommendations:

November 18, 2010 ARC

December 1, 2010 Activities

Recommendation to the Board to authorize the following cash prizes for winners of decorating contest. 1st - \$150.00; 2nd - 125.00; 3rd - \$100.00; 4th - \$75.00; 5th - \$50.00

Recommendation to accept Tonya Scott as Vice Chairman

Recommendation to remove road rally from agenda and cancel the road rally

Recommend to the Board to authorize use NTE \$1,000.00 to order 6,000 pre-filled Easter eggs.

Recommend is to the Board to authorize use of \$100 to purchase items to make 1 Easter basket per age group that can be for a boy or girl for the raffles.

December 2, 2010 ARC

Barbara Snyder has resigned.

December 6, 2010 Pool

Recommends to purchase and install "World Dryer Airforce" model hand dryers, one for each restroom (2 units total), in chrome finish, at a unit cost NTE \$295.00 each, plus \$80 installation (each) by ProCare Janitorial, plus taxes and shipping.

Recommend to reduce Pool hours of operation to 5am – 6pm, until the Pool Monitors are hired back in the spring.

December 7, 2010 Landscape

Recommend additional member: Joe Callahan

December 8, 2010 Finance

December 14, 2010 Covenants

President of Board appointed _____ to the Committee.

Management

Alphagraphics donation \$250 to Adopt a Family.

X. Treasurer's Report:

The November financial reports have been approved by the Finance Committee.

The Balance Sheet for November 30, 2010 shows Operating Cash at \$479,584. Reserve Balance of 1,088,542 includes \$13,636 in the restricted Sunflower Light Mitigation Fund. Accounts receivable are \$743,544 with prepaid assets (insurance and income tax) of \$25,027. The Total Assets as of November 30 is \$2,543,680.

XI. Activities Committee

A. There are three December activities: Santa 12/11 from 10 am to 4 pm, Holiday Decorating Contest to be judged 12/20, and Adopt a Family last day to drop off 12/18.

B. Recommend to the Board **to not** use CRCA Activities Committee budget to support the Marana Concert.

Motion: I _____ move to...

Seconded by _____

Vote _____ yes, to _____ no.

XII. Finance Committee

A. Roll Over of Met Life CD

Recommendation is to roll over the Met Life Jumbo CD (matures 1/5/11) for one (1) year.

Motion: I _____ move to...

Seconded by _____

Vote _____ yes, to _____ no.

XIII. Covenants Committee

XIV. New Business

A. Digital Scanning of Files. Four companies have bid on the project. Management recommends Digital Express as the low bid of \$5,512 plus shredding. All parties acknowledge the page count of 108,750 is an estimate.

Motion: I _____ move to...

Seconded by _____

Vote _____ yes, to _____ no.

B. One office computer replacement: Reserve Budget is \$1200
Dell Bid \$1070.86 plus \$349 for Office 2010 installed = \$1419.86 incl. tax
\$1200 from reserves, \$219.86 from office expense

Motion: I _____ move to purchase one fully loaded computer as bid from Dell at a cost of \$1419.86.

Seconded by _____

Vote _____ yes, to _____ no.

XV. Old Business

A. Monument lighting update with Sovereign Electric.

B. Irrigation for monuments: work needed exceeded the bid of DLC by \$1142.00

Motion: I _____ move to...

Seconded by _____

Vote _____ yes, to _____ no.

C. Sunflower Bylaw Modifications:

November 18, 2010 CRCA Meeting Minutes Consent Agenda #11 now reads: "Approve management's recommendation to ratify modifications to Sunflower Community Association bylaws' requirement to call special meetings and quorum requirements for same. This has been reviewed by the Association attorney and found to be consistent with CRCA documents."

This is incorrect. The recommendation is to approve the Third Amended and Restated By Laws of Sunflower Community Association that has been reviewed by the CRCA attorney and found to be consistent with CRCA documents."

Motion: I _____ move to...

Seconded by _____

Vote _____ yes, to _____ no.

D. Security Cameras: Review Proposals

XVI. Manager's Report

Reminder: Executive Meeting after the Board Meeting

"We're here to help" policy will be implemented on late notices

SF Chairs waiting on answer back from SF

Pool Fence Bids

Update to Budget: 2 accounts added to budget reserve for last year's granite (\$18600) and monument entry (\$67,500) projects

XVI. Adjourn

DRAFT