

Continental Ranch Community Association
Board of Directors Board Meeting Agenda
At the Community Center
March 17, 2011 at 7:00 pm

I. Call to Order

II. Roll Call	President	John Lambert by phone
	1 st Vice-President	Peggy Brachen
	2 nd Vice-President	Marilyn Stimpson
	Secretary	Connie DeLarge
	Treasurer	Larry Lemieux
	Director at Large	Gladys Pope
	Director at Large	Rob Palfreyman

III. Approval of the Agenda

IV. Invited Guests:

V. Homeowner Forum:

VI. President's Message:

VII. Approval of Previous Meeting February 17, 2011

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

VIII. Appeals, Requests and Waivers initiated from Homeowners-

Otto Gale wishes to speak.
Letter re: dog park

IX. Consent Agenda

Acknowledge Meeting Minutes and Recommendations:
February 17, 2011 ARC

- February 23, 2011 Board/Finance Study Session held on Reserve Study
- March 1, 2011 Landscape
 - A. to recommend to the Board to accept proposal from DLC Resources for installation of various cactus in the common area in parcel 51 at a cost NTE \$390.00
 - B. to recommend to the Board to accept proposal from DLC Resources for installation of concrete edging to the turf at the Coachline/Silverbell Monument at a cost NTE \$1,260.00.
 - C. to recommend to the Board to accept proposal from DLC Resources to rehabilitate irrigation system to all Oak Trees within and maintained by CRCA, at a cost NTE \$4,257.00.

March 2, 2011 Activities

March 3, 2011 ARC

March 7, 2011 Pool no quorum, no minutes

March 8, 2011 Covenants

March 9, 2011 Finance

- A. To increase 2010-2011 reserve budget by \$34,000 to reflect complete cost of WP pool deck. This is currently budgeted at \$36,000. Total cost to be \$70,000. Total Reserve budget is \$333,000.

Miscellaneous

- Activities Study Session Tuesday, Mar.15, 2011 WP Conference Room
- Finance Study Session Wed., Mar.16, 2011 WP Conference Room

Management

- A. Community Center Pool Sand Filter needs to have the sand changed. Budgeted is \$2,000 and bid estimate from Oasis is \$2,768.77
- B. Spring Break is March 19-27. WP Pool hours will change to 5 am to 10 pm and a monitor will be on duty from 1 pm to 10 pm. The monitor expenses are scheduled in the approved budget
- C. New pool signs to be purchased for both swimming pools at \$767.10
- D. Thermoplastic Coated Trash Receptacle, which is similar to ones at other tot lots, is needed for tot lot at Yellow Moon and Veridian. Cost including shipping is \$558.00
- E. Dell Server: Service contract expires 4/22/11. Cost to renew service contract for six months is \$200.04 which would expire 10/22/11. It will be replaced in November, 2011 per Reserve Study.
- F. Sovereign Electric proposal for two cages for the two lights at Desert Traditions I is \$752.96 including tax.
- G. Renewal of Windmill Park HVAC service contract with D and H at a cost of \$1,118.93 for a service in the spring and fall.
- H. Recommendation to accept the 2011 Reserve study
- I. Thank you letter to be sent to Marana Town Engineer for Twin Peaks traffic study

XI. Treasurer's Report: The January financial reports are approved by the Finance Committee. The February financial reports are approved by the Finance Committee. The Balance Sheet for February 28, 2011.

Operating Cash	\$306,825
Cash Reserves	\$1,053,312
Restricted Sunflower Light Mitigation Fund	\$13,644
Accounts Receivable	\$135,947
Other Assets	\$187,256
Prepaid Insurance	\$15,205
Prepaid Income Tax	\$6,614
Total Assets February 28,2011	\$1,718,803

XII. Finance Committee

Request to all other Committees to have their 2011-2012 budgeting done by May 11, 2011. The Finance Committee requests to hold budget study sessions on May 25th and June 22nd, both at WP Board Room at 6:30 p.m. Budget will be presented to the Board 7/21/11.

XIV. Covenants Committee

- A. Account 20158 recommend to the Board to fine \$25 for an unfinished patio
- B. Account 15830 recommend to the Board to fine \$25 for broken wall
- C. Account 20763 recommend to the Board to fine \$25 for weeds

Motion: I _____ move to...

Seconded by _____

Vote _____ yes, to _____ no.

XV. New Business

- A. HVAC replacement at Community Center

Motion: I _____ move to...

Seconded by _____

Vote _____ yes, to _____ no.

- B. Website

- C. Oasis Pool Service Contract

a. Increase to our service contract effective 4/1/11: CCtr Pool winter from \$975 to \$1015= \$40 increase, CCtr pool summer from \$1290 to \$1342=\$52 increase. WP pool all year round from \$1290 to \$1342.

Motion: I _____ move to...

Seconded by _____

Vote _____ yes, to _____ no.

XIII. Old Business

- A. Flagpole at Community Center

Seniors are relinquishing the project to CRCA.

- B. Remove concrete pad and cap irrigation line in Windmill Park field where fountain used to be. DLC Proposal is NTE \$619.00

Motion: I _____ move to...

Seconded by _____

Vote _____ yes, to _____ no

XIV. Manager's Report

Cameras are installed and working.

Pool fence is up. Gate is still being worked on.

Twin Peaks monument light is still being worked on.

DLC Contract extended.

Conference Phone purchased for Board Meetings.

XV. Adjourn to Executive Board Meeting after the regular Board meeting.

DRAFT