

Continental Ranch Community Association
Board of Directors Meeting Agenda
At the Community Center
April 21, 2011 at 7:00 pm

I. Call to Order

II. Roll Call	President	John Lambert
	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. Consent Agenda

• **Acknowledge Meeting Minutes and Recommendations:**

i. March 17, 2011 ARC

ii. April 4, 2011 Pool

1. Community Center Pool Heating Schedule & Temperature – By consent, the Committee directed management to begin heating the CC Main Pool on April 28, 2011 at a temperature of 80 degrees and maintain that temperature until June 3, 2011, at which time the heaters should be shut off. Also instructed, the CC kiddie splash pool to be heated through the summer at 84 degrees

iii. April 5, 2011 Landscape

1. to recommend to the Board to accept proposal from DLC Resources to replace the dying Ash Tree in Windmill Parking Lot with a new tree and five plants including irrigation NTE \$600
2. to recommend to the Board to accept proposal from DLC Resources to replace along Twin Peaks Rd. the nine dead Texas Ebony Trees with Swan Hill Olive Trees or Evergreen Pistache Trees at a cost NTE \$2,025
3. to report to the Board the resignation of Joe Cinquegrani from the landscape committee.
4. to recommend to the Finance Committee to adopt the same budget as 2010/2011 with \$323,500 total

iv. April 6, 2011 Activities

1. to recommend to the Finance Committee a budget of \$6,000 for the next fiscal year.
2. to remove the following events from the 2011 calendar
 - a. Women's Pampering Night May 7th
 - b. Father appreciation Day June 18th

- c. Teen/Tween Event July 30th
- d. Dog Day September 24th

v. April 7, 2011 ARC

vi. April 12, 2011 Covenants

- 1. Recommendation to remove from the committee Carrie Rodriguez and Teryl Weinmeister who have been absent from the last 4 consecutive meetings.

vii. April 13, 2011 Finance

- 1. Recommendation to roll over Washington Federal CD # 10017 maturing on 4/28/11 for one year.
- 2. Recommendation that unless the fee is canceled for the Vantage West # 10006 account, we close the account and transfer the \$100 into Compass Bank Reserve Checking acct #10225.
- 3. Recommendation to not use the Canyon Bank reserve checking account #10020 to reimburse the operating fund for paid Capital expenses.
- 4. Recommendation to transfer funds from Alliance Money Market Account #10010 to Account #10020 to bring balance to \$37,500.00.(5 months times \$7,500.00)

viii. Authorization for the President to sign the Town of Marana release for Twin Peaks Irrigation which has been reviewed by the Association attorney.

ix. Windmill Park baseball field new fence and gate by Canyon Fence NTE \$836.00.

x. Coachline roadside basin Excavation. Bid tied to being done at the same time as the Windmill Park Basins NTE \$2868.00

IV. Request to appear before the Board on April 21: Account 18128 (pool incident).

V. Pool Committee

- **MOTION to recommend to Board** to keep Oasis Pool Service as the service provider, regardless of any proposals that are received from their request to Management, because of the following reasons: 1) exceptional quality of workmanship that Oasis provides; 2) high level of emergency responsiveness that Oasis provides, including weekend service; 3) since Oasis has been on contract the pools have never been cleaner and have never been closed due to lack of maintenance service; 4) Oasis's request for contract price increase was so modest it does not justify changing service providers.

VI. Finance Committee The committee reviewed the March Finances:

Operating Cash	\$ 228,192.82
Total Cash Reserve	\$ 1,043,046.33
Restricted Sunflower Mitigation Fund	\$ 13,647.32
Accounts Receivable	\$ 117,115.60
Other Assets	\$ 187,255.96
Prepaid Insurance	\$ 13,591.00
Prepaid Tax	\$ 6,614.00
March 31, 2011 Total Assets	\$ 1,609,463.03

VII. Covenants Committee

- **Recommend to the Board a \$25 fine**
 - i. Account 19000 maintenance of landscaping
 - ii. Account 19534 weeds
 - iii. Account 21819 weeds
 - iv. Account 18479 weeds
 - v. Account 18220 weeds
- **Recommend Lot clean up Account 22521**
- **Recommend to the Board a \$50 fine**
 - i. Account 18530 Broken wall is still not fixed. First fine of \$25 was at 3/17 BOD Meeting. Management suggests an alternative: sending the owner a friendly letter from the Board seeking information/communication; giving them a chance to respond to the BOD by the May Board meeting; prior to the Board considering a decision to place any additional fines.

VIII. New Business

- **Landscape Contract for 2011-2012: 4% increase**
- **Common Area Wall Repair: Long Creek & Sonesta**
- **Parking Resolution**

IX. Old Business

- **Pool Service Bids**
- **Website**
- **WP Hot Water Heaters**

X. Manager's Report

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