

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

I. Called to Order at 7:03 p.m.

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
	All present and quorum reached.	

III. Approve the Agenda: Motion by DeLarge/Pope to approve the agenda as amended with the addition of Items III and IV; moving all other items down. Motion carries all in favor.

IV. Approve March 17, 2011 BOD Meeting Minutes. Motion by DeLarge/Lemieux to approve the March 17 BOD Meeting Minutes. Motion carries all in favor.

V. Consent Agenda: Motion by DeLarge/Lemieux to approve the Consent Agenda. Discussion. Motion carries all in favor.

a. 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

- VI. Request to appear before the Board on April 21:** Account 18128 (pool incident). The Owner did not come to the meeting. The Owner lent pool key out to a family who was in the pool afterhours with pizza and drinks. They were discovered when the landscape committee left their meeting. **Motion by Lambert/Pope to turn their pool key off for thirty days for violation of the rules. Motion carried unanimously.**

VII. Pool Committee

- a. **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.

Motion is by Lemieux/DeLarge to accept the Pool Committee recommendation to keep Oasis Pool Service and not change vendors. Discussion ensued. Motion carries unanimously.

VIII. Finance Committee The committee reviewed the March Finances:

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

IX. Covenants Committee

- a. **Recommend to the Board a \$25 fine**
 - i. Account 19000 maintenance of landscaping
 - ii. Account 19534 weeds
 - iii. Account 21819 weeds
 - iv. Account 18479 trash cans
 - v. Account 18220 holiday decoration

The BOD reviewed the photos provided. They talked about lot clean ups and when to use them. Current practice is to use them on foreclosed homes. **Motion by DeLarge/Lemieux is to accept the committee’s recommendation to fine these accounts \$25.00. Motion passes 5 yes to 2 no (Lambert/Stimpson).**

- b. **Recommend Lot clean up Account 22521-** owner cleaned it up.
 - i. No action taken

c. 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.

Motion by Lemieux/Palfreyman to have management send a letter of inquiry to give 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. Motion discussed and carried all in favor.

x. New Business

a. Landscape Contract for 2011-2012: 4% increase

- i. **Motion by DeLarge/Pope is to accept the 4% increase proposed by DLC Resources for the 2011-2012 landscape contract. Discussion ensued. Motion carries unanimously.**

b. Common Area Wall Repair: Long Creek & Sonesta

- i. **The BOD reviewed the bids. Motion by Pope/DeLarge to accept the combined bid from All About Masonry and ProCare at a combined cost of \$1,760 plus tax. Motion carries unanimously.**

c. Parking Resolution:

- i. The Board discussed at length the resolution prepared by Clint Goodman, Attorney. CRCA can only enforce street parking policies on our own residents. It is expensive to pay for license plate research to weed through the non-residents from the residents who park on the street. Therefore management is directed to investigate only street parking issues that are brought to their attention by a written complaint of an owner about another owner. Management is still to notate on their drive by, inoperative vehicles, vehicles parked in landscape and vehicles in disrepair via the three letter system to the covenants committee. Management is to report written owner complaints to Board and/or Covenants Committee.

Motion by Lemieux/Pope is to have an AD Hoc Committee of Board and Covenants Committee members to review parking. Motion fails by a vote of two yes (Lemieux & Pope) to 5 no. Motion by Lambert/DeLarge is to accept the Resolution as prepared by Clint. Motion carries 5 vote yes to two no (Lemieux & Pope.)

XI. Old Business

a. Pool Service Bids were settled under VII.

b. Website

CRCA has been given a sixty day notice of termination of hosting by D'Mentions if CRCA does not upgrade the crcatucson.com website. An RFP was sent out to ten vendors. Two vendors plus D'Mentions responded. **Motion made by Lemieux to ask D'Mentions for an extension of time, and a backup of the website @ \$85 failed for lack of a second.** The Board agreed getting a backup is a good idea. More discussion ensued. **Motion is made by Lemieux and seconded by DeLarge to hire Graphic Fusion. Motion passes all in favor.**

c. WP Hot Water Heaters :

Motion by Bracken/DeLarge is for management to give them alternatives on the eighty gallon water heater for tank-less and gas. Motion carries all in favor. They are to report in May. All parties notated the water heaters are working fine at this date. This is a budgeted reserve item.

XII. Manager's Report

- a. The report is placed on file. Two issues were addressed. Management asked permission to dispose of the old Community Center TV that does not work. **Motion (Lemieux/DeLarge) is to allow Management to dispose of the TV. Motion carries unanimously.** Management explained the need to clarify what is a private drainage easement. They have consulted with the Town and did not receive clear definition. Clarification is needed in order to respond to owners about whether they can use such a drainage way. **Motion by Lambert/DeLarge to ask Clint for a definition of "private drainage easement." Motion passes unanimously.**

XIII. Adjourned by Consent to Executive Board Meeting at 8:02 pm.