

**Continental Ranch Community Association
Board of Directors Meeting Agenda
At the Community Center
March 15, 2012 at 6:30 pm**

I. Call to Order

II. Roll Call

President	John Lambert
1st Vice-President	Peggy Bracken
2nd Vice-President	Connie DeLarge
Secretary	Marilyn Stimpson
Treasurer	Larry Lemieux
Director at Large	Gladys Pope
Director at Large	Roxanne Ziegler

III. Guests: none at this time

IV. Adopt the Agenda:

V. Approval of Minutes:

Section A pages 4-11

February 16, 2012 Board Meeting

February 29, 2012 Special Insurance Board Meeting

VI. Homeowner Forum:

VII. Letters to the BOD:

Section B pages 12-14

- a. **Peters letter requesting permission to move tree and cacti in wash**
- b. **Los Tiburones Swim Team request to rent one pool this summer
see Pool Committee recommendation item XI. e.**
- c. **Saguaro Aquatics swim lessons proposal
see Pool Committee recommendation item XI. g.**

VIII. Letters from the BOD request to appear:

none

IX. Consent Agenda:

Section C pages 15-32

- **Acknowledge Meeting Minutes:**
 - **February 16, 2012 ARC**
 - **February 29, 2012 Election**
 - **March 1, 2012 ARC**
 - **March 5, 2012 Election**
 - **March 5, 2012 Pool**
 - **March 6, 2012 Landscape**
 - **March 7, 2012 Activities**
 - **March 7, 2012 Covenants**

X. Activities Committee

Section D page 33

- a. A project checklist to be submitted to the Board of directors for DLC to have "A Talk on Desert Landscape." Checklist is attached.
- b. recommend to BOD to add two new members, Joan Travis Triumph and Catalina Hall to the Activities Committee.

XI. Pool Committee:

Section E pages 34-39

- a. recommend to the Board to accept the proposal from Cascade Electric, NTE \$3,180.00+tax for Windmill Pool and NTE \$2,785.00+tax at the Community Center Pool. Committee requested that management obtain written details about what warranty the contractor would provide on their work. Codes 84000 & 85000
- b. recommend to the Board to accept the proposal from Advantage Traffic & Safety for purchasing three signs with the revised pool rules (two for Community Center pool, one for Windmill Park pool) at a cost NTE \$186.00+tax. Codes 84000 & 85000
- c. recommend to the Board to approve hiring of Pool Monitors [by management] for the 2012 summer season, running coverage from 12:00pm to 10:00pm daily, at a rate of \$10.00 per hour. The Committee noted that the increase in hourly wage was recommended in hopes of attracting a quality caliber of staff. Codes 84004 & 85004
- d. recommend to the Board to accept proposal from Oasis Pool for replacement of one pool heater at Windmill Park pool at a cost NTE \$3,656.19. Code 99603
- e. recommend to the Board to not approve any swim teams to use CRCA pools, ever.
- f. recommend to the Board to approve the opening of Community Center pool for May 21, 2012. The Committee discussed coordinating heating the pools to the approved 79-80 degrees enough days in advance so that the pools are at temperature in time for the opening, and that the heaters should be turned off once pool temperatures are observed to be 78 degrees at noon for 4 consecutive days.
- g. recommend to the Board to approve proposal from Saguaro Aquatics to hold swim lessons at the Community Center pool

XII. Landscape Committee:

Section F page 40-42

- a. recommend to the Board to accept the proposal from DLC Resources for plantings & granite on the south side of Twin Peaks Road, just east of Walgreens, at a cost NTE \$4,615. Code 83005
- b. recommend to the Board to accept the proposal from DLC Resources for application of insecticide to all Yellow Bells, Orange Jubilees, Texas Mountain Laurels, as well as mite control on select little johns at a cost NTE \$592. Discussion ensued about needing to act quickly before pests become a problem. Code 83005
- c. recommend to the Board to accept the proposal from DLC Resources for amending the soils at the Wade Road median and installing 22 new plants at a cost NTE \$2,653. Code 87005

XIII. Covenants Committee:

Section G page 43-46

See packet for details

- a. Account #18576 (street parking complaint): recommend to the BOD a fine of \$25 be assessed to the account and loss of pool privileges for 30 days.
- b. Account #22541 (trailer) the trailer was to be sold and removed from the property by 03.03.2012. As of today 03.07.2012 the trailer is still being stored at the property. Recommend to the BOD that a \$25 fine be assessed to the account and 30 day loss of pool privileges.
- c. Account #18018 (weeds): recommend to the BOD for this property to receive a lot clean up and the costs to be assessed to the account.

XIV. Finance Committee:

The **February, 2012 Finance** Reports will be sent to the BOD & the Finance Committee.

- a. Request to approve the February 2012 Finance Reports will be made next month due to the timing of the meeting being after production of the Board packet.
- b. Investigation found management did **not** change February meeting minute content as reported at the 2/16/12 Board meeting. Management requests this correction to be printed in the minutes.

XV. Election Committee:

Section H pages 47-67

- a. Review and adoption of committee recommended package as attached. See details of recommendations in minutes placed in front of the package.

XVI. Requests to Purchase:

none

XVII. New Business

none

XVIII. Old Business:

Section I pages 68-69

- a. Parcel 17 fence bids Reserve code 97006
Only two bids received at packet compilation time. Push to April meeting.
- b. RV Variance Language
- c. Computer Back up/Storage
Management was asked to investigate backing up CRCA files to the HOA Management office. Cost to do so is \$490.00 using the old CRCA server by Rent-A-Techie. Bid attached. Code 81003

XIX. Manager Report:

Section J page 70

XX. Adjourn to Executive Session