

**CONTINENTAL RANCH COMMUNITY ASSOCIATION
ANNUAL MEETING – TWIN PEAKS ELEMENTARY SCHOOL
TUESDAY, 30 OCTOBER 2012 – 7:00 P.M.**

The annual meeting of the Continental Ranch Community Association convened on Tuesday, 30 October 2012 in the Twin Peaks Elementary School auditorium at 7:00 p.m. Directors present: Mr. John Lambert, President; Ms. Peggy Bracken, 1st Vice President, Ms. Connie DeLarge, 2nd Vice President; Mrs. Marilyn Stimpson, Secretary; Mr. Larry Lemieux, Treasurer; Mrs. Gladys Pope, Director; and Ms. Roxanne Ziegler, Director. Also present: the management staff from HOA Management Solutions—Ms. Mabelle Gummere, HOA Management Solutions Owner; Mr. Josh Seng, new Community Manager; Ms. Aime Solinas, Accounts Manager; Ms. Paula Bellina, Homeowner Covenants Liaison; Ms. Jocelyn Canovali, Office Assistant; Mr. Clint Goodman, CRCA Attorney, and approximately 55 residents.

I. CALL TO ORDER:

Mr. John Lambert, President, called the 2012 Annual Meeting to order at 7:03 p.m. in the Twin Peaks Elementary School auditorium.

II. ROLL CALL/QUORUM:

All members of the current Board of Directors were in attendance. A minimum of four members is required to conduct business.

According to the CRCA bylaws, a required quorum count of 10% of the membership for elections was met—3,444 CRCA members, 967 Sunflower Community Association members, 35 commercial properties representing 850 votes, for a total of 5,261, minus 216 CRCA residents with delinquent assessments not entitled to vote, for an authorized vote count of 5,045—(505=10%).

III. PROOF OF NOTICE OF MEETING:

Mr. Lambert indicated that ballot package information had been mailed by HOA Management to all CRCA members, Sunflower Community Association members and commercial properties in September 2012, verified by postal cancellation date, and within the timeframe as required in the bylaws of the Association.

IV. READING OF 2011 ANNUAL MEETING MINUTES:

MOTION made/seconded (Bracken/Pope to dispense with reading of the 2011 annual meeting minutes and approve same as presented. Unanimously approved.

V. BOARD OF DIRECTORS' REPORTS:

Mr. Lambert, President, thanked the Board of Directors, all the committees, the management office staff and numerous volunteers for a successful year. He noted park upgrades, new lights, security cameras, and air conditioning upgrades at the Community Center. The Center building and surrounding wall were painted. Landscaping

throughout the entire community was, and continues as, a huge ongoing project with good results, issues with mold were addressed and corrected. Mr. Lambert acknowledged a most successful Easter Egg hunt activity and complimented Ms. Canovali for her efforts in behalf of the community. He noted that all new equipment and upgrades were accomplished within budgetary guidelines, and there was no increase in homeowner assessments indicated for the coming fiscal year.

Mr. Lambert noted that common areas are always targets for graffiti. Numerous acts of vandalism including stolen batteries and plants from common areas have been reported for police documentation. He urged all homeowners to be aware of acts of vandalism and report immediately any unusual activity observed.

Ms. Bracken, 1st Vice President and Liaison to Covenants Committee, noted good comments received from many residents, and thanked all the volunteers for another successful year.

Ms. DeLarge, 2nd Vice President and Liaison to the Landscape Committee, commented on many homeowner projects in keeping with continuing beautification efforts and thanked the volunteers who have helped residents needing assistance.

Mrs. Stimpson, Secretary and Liaison to Architectural Review Committee, indicated much work was accomplished throughout the year and thanked those who assisted. More help is always needed on the Association's numerous committees.

Mr. Lemieux, Treasurer and Liaison to Activities Committee, shared the September 2012 financial statement: Operating Cash--\$268,353.02; Total Cash Reserve--\$960,589.58; Restricted Sunflower Mitigation Fund--\$13,680.23; Accounts Receivable--\$91,841.21; Other Assets--\$181,239.96; Prepaid Income Tax--\$6,569.00. Total Assets of the Association--\$1,522,230.11. He thanked Ms. Salinas, Accounts Manager and the Finance Committee for budgetary preparation presented for the coming fiscal year and which was shared with homeowners in the recently-mailed ballot packages. He noted that the budget has been balanced.

Mrs. Pope, Director and Liaison to the Pool Committee, indicated that a continuing goal is to beautify and maintain Continental Ranch in pristine appearance and, in turn, maintain property values. She commented on the appearance of the recently-painted Community Center and upgrades to Windmill Park, clean and well-maintained pools and common areas throughout the community. She supported the fact that upgrades were all under budget and stressed the need to remain frugal with projects in order to maintain that effort.

(Note: Mr. Lambert interrupted to announce the last call for balloting at 7:15 p.m. The ballot box and assigned personnel left the room to complete the election report.)

Ms. Ziegler, Director and Liaison to Finance Committee, thanked the residents for

attending the meeting, and wishes to maintain a priority of more and better homeowner communication. She indicated she had learned much since appointment to the Board of Directors in 2011, and that the Board had done a great job throughout the year. She noted that the Silverbell project of the Town of Marana was in progress.

VI. COMMITTEE REPORTS:

A. ACTIVITIES:

Liaison, Mr. Larry Lemieux spoke in behalf of the Activities Committee. He thanked current members Ms. Karie Westphall, Ms. Catalina Hall, Mrs. Joan Travis-Triumph, and Mrs. Linda DePalma, as well as other volunteers who served for periods of time throughout the year. Mr. Lemieux noted two successful book exchanges, a highly-successful Mother/Daughter Tea chaired by Mrs. Sandy Padilla, the Halloween costume contest, holiday lighting contest, and the adopt-a-family project. He noted the efforts and added a personal thank-you to Ms. Jocelyn Canovali for her valued support throughout the year. Mr. Lemieux stressed a desire to see more young residents serving on committees with so many activities geared toward the community's children and teens.

B. FINANCE:

Liaison, Ms. Roxanne Ziegler, thanked committee members, Mr. Dale Hansen (Sunflower representative), Mr. Lucas Baer, and Ms. Dorothy Bruce. She noted monthly reviews of the finances of the Association, the annual audit, initial preparation of a manual of procedures, budget drafts etc. She indicated the committee had changed its monthly meeting date, and encouraged continued resident inquiries.

C. LANDSCAPE:

Mr. Ron Palfreyman, Chairman, indicated his experience and landscape abilities, and that he takes his tasking seriously. He noted upgrades on Twin Peaks, Windmill Park, the planters and removal of some trees at Windmill Park, care of the trees along Coachline, work on the medians along Silverbell, continuing efforts at the tot lots, plants replacement throughout the community, all done under budget. He noted that granite replacement, a continuous as-needed project, mostly comes from the reserve budget. Future goals are to complete several small projects and continuing efforts towards community beautification.

D. POOL:

Mr. Paul Eyssautier, Vice-Chairman, thanked the seven-member committee for efforts throughout the year—Mr. Chuck Valade, Chairman, Mr. Kermit McCutchen, Mr. Coy Gaddie, Ms. Barbara Kochel, Ms. Phi Kinney, Mr. Woody Smith. He noted that the community's two pools were great places to use for family enjoyment. He noted repairs and painting of the perimeter fencing; security camera upgrades, and new pools' rules which had been downsized to a more pleasing format. He commended Mr. Seng for supervising the hiring of pool monitors this year; noting they did a good job for the community.

E. COVENANTS:

Mr. Bill Cicala, Chairman, expressed appreciation to both Mr. Seng and Ms. Bellina for efforts in maintaining better communication with residents. He stressed the need to work with homeowners and continue to maintain this goal. He noted street parking as an on-going problem, placement of yellow "reminder" tags on trash bins, contacting residents by telephone, and a procedural change in allowing 14 days before a second violation letter is issued authorizing a lot clean-up with assessment costs. Mr. Cicala spoke of the neighborhood help-line with DLC assisting in this support effort for homeowners needing a temporary assist.

F. ARCHITECTURAL REVIEW:

Mr. Dave Lawrence, Chairman, noted with appreciation, many upgrades being done by homeowners. He mentioned his committee's efforts in re-writing the guidelines and streamlining the process with a paint palette maintained in the management office indicating approved home paint colors for which homeowners do not need to receive further committee approval. He spoke to the importance of contacting the office about problem areas throughout the community areas when noted.

VIII. HOMEOWNER INPUT:

No comments were received from homeowners in attendance.

Mr. Lambert introduced Ms. Mabelle Gummere, owner of HOA Management Solutions, who thanked the community for allowing her to provide managerial service to the community and oversee the staff in our local management office.

Mr. Lambert then introduced Mr. Josh Seng as the new community manager, replacing Mrs. Dale Gruhl who resigned recently for health reasons. He acknowledged Ms. Paula Belina, Homeowner Covenants Liaison; Ms. Aime Salinas, Accounts Manager; and Ms. Jocelyn Canovali, Office Assistant. Mr. Lambert again complimented Ms. Canovali for her organization of the Easter Egg Hunt for 750 area children. Ms. Canovali had stepped in to fill the need for the then-depleted Activities Committee.

IX. UNFINISHED BUSINESS:

None noted.

X. NEW BUSINESS:

ELECTION OF BOARD OF DIRECTORS FOR 2012-2013:

Mr. Clint Goodman, Attorney, stated that 500 ballots were required to meet quorum requirements (505 according to the verification previously announced.) Total ballots received—648, representing 4,649 votes. There were 53 disqualified ballots.

Nominees received the following votes: Mr. Jim Alam, 234; Ms. Connie DeLarge, 872; Mr. John Lambert, 912; Mr. Larry Lemieux, 236; Mr. Bob Vollbrecht, 776; Ms.

Roxanne Ziegler, 939; Ms. Dorothy Bruce, 221; Mrs. Sandy Padilla, 258; Mr. Woody Smith, 200; and Mr. Pete Muench (a write-in candidate), 1. Therefore, Ms. Connie DeLarge, Mr. John Lambert, Mr. Bob Vollbrecht, and Ms. Roxanne Ziegler were all duly elected to the Continental Ranch Community Association Board of Directors for a two-year term beginning 31 October 2012.

A meeting of the new Board of Directors will be held as soon as posting is accomplished, to elect, from within, officers and committee liaison representatives.

XI. ADJOURNMENT:

With no further business on the agenda, **MOTION was made/seconded (Ziegler/DeLarge) to adjourn at 7:45 p.m. Unanimously approved.**

MARILY STIMPSON, Secretary

Attachments for file:
Sign-in Sheets
Agenda
Ballot Mailing Package
Treasurer's Report
Election Committee Report
Attorney's Election Report
Any Other Documentation Pertaining to the Meeting

(Minutes by Edna M. Coburn; reviewed by Management)