

Action In Lieu Of a Meeting
OF THE BOARD OF DIRECTORS OF THE CONTINENTAL RANCH COMMUNITY ASSOCIATION
9150 N. Coachline Blvd.
Tucson, Arizona 85743
(520) 297-7600

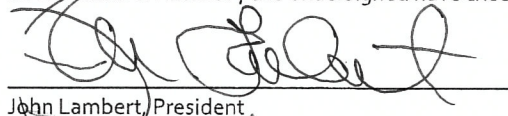
Whereas, the Board of Directors of the Continental Ranch Community Association, Inc. is empowered to govern the affairs of the Homeowners Association pursuant to Article III of the Bylaws, Section 3.15 and,

Whereas, pursuant to the fiscal management and legal matters,

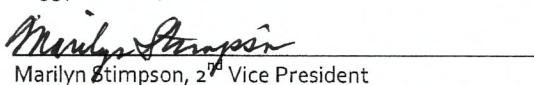
NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the following time-sensitive items from the May 16, 2013 Board of Directors Meeting Agenda.

- I. Covenants**
- a. **Weeds Violations on IDs #20650, #21156, #17748, #25483, #18886, #20243, #20181** – approve lot cleanups with costs assessed to their accounts. *Budget Code: 86500 (Yard cleanup)*
 - b. **Lack of ARC Approval; Wall Addition, ID #18632** – approve a \$25 fine and a 30-day pool suspension.
- II. Pool**
- a. **Shower Descale Unit** – approve proposal from Cummings Plumbing for purchase and installation of a descale unit on Windmill Park pool shower NTE \$1,223.37.
Budget Code: 85000 (Pool Repairs)
- III. Landscape**
- a. **Irrigation Rehabilitation** – approve proposals from Titan Landscape for system replacements at costs NTE \$436 at Parcel-47, \$836 at Parcel-4, and \$1,906 at Parcel-15c.
Budget Code: 83003 (Irrigation Repairs)
 - b. **Seasonal Plant Loss Replacements** – approve Titan Landscape to replace 635 plants throughout CRCA at a cost NTE \$13,970.00.
Budget Code: 83005 (Plant Replacement)
- IV. Miscellaneous**
- a. **Annual Meeting Timeline** – approve of attached timeline for the 2013 CRCA Annual Meeting
 - b. **Nominating Committee** – appoint Al Diaz, Connie DeLarge, Dave Lawrence, Glen Hesterlee, and John Abraham to the 2013 CRCA Nominating Committee.
 - c. **Website Platform Transition** – approve proposal from Graphic Fusion Design for transition of website from the Joomla platform to the Wordpress platform, at a cost NTE \$1,700.
Budget Code: 81015 (Contingency)
 - d. **Facilities Alarm System** – approve proposal by Central Alarm for installation of smoke detectors at Windmill Office at a cost NET \$525.00, plus tax. *Budget Code: 81015 (Contingency)*

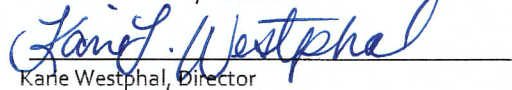
IN WITNESS WHEREOF, the undersigned have executed this consent as of MAY 22, 2013.

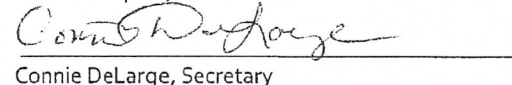

John Lambert, President


Peggy Bracken, 1st Vice President


Marilyn Stimpson, 2nd Vice President


Robert Vollbrecht, Director


Kane Westphal, Director


Connie DeLarge, Secretary

2013 Annual Meeting Timeline Tuesday October 22, 2013

10/22 – Meeting 7:00pm

10/22 – Day of 24-hr preceding meeting (to tally mail in ballots)

10/21 – Deadline for absentee ballots 7:00pm

October BOD meeting – BOD approve Election Committee's procedures

10/2 or sooner – Meet the candidates (no later than 10/2)

9/22 or sooner – Mail annual meeting packet (no later than 9/22)

9/12 – 40th day – Date of record

September BOD meeting – President appoint Election Committee

8/23 – 60th day – Board to certify slate after 5pm

7/24 thru 8/23 – Period for candidates to petition (set deadline **5pm** 8/23)

7/24 or sooner – Nomination Committee present slate to BOD

5/25 thru 7/24 – Period for Nom Com to conduct two public

meetings for candidates to be evaluated (90 – 150 days before meeting)

5/25 or sooner – Board appoint Nominating Committee (150 days or more before meeting)

May Newsletter – publish Board Candidate Application