

Continental Ranch Community Association

9150 N. Coachline Blvd. Tucson, AZ 85743 Phone: (520) 297-7600 Fax: (520) 297-7917

Covenants Committee Meeting – February 9, 2010

Minutes

- **Call to Order:** The meeting was called to order at 6:01 P.M. at the Windmill Park Office. Roll call; Gary Boliver, Paul Taylor, Debbi Budd, Kim Stine, Shayne McCaslin, Connie Delarge Board Rep. and Bill Heady HOA Management Solutions-Covenants Assistant.
- **Guest(s):** Woody Smith- CRCA- Resident- Owner
- **Approval of the February 9, 2010 Meeting Agenda:** ACTION: A motion was made, seconded and unanimously passed to accept the February 9, 2010 Covenants Meeting Agenda (Budd/Stine)
- **Approval of the January 12, 2009 Meeting Minutes:** ACTION: A motion was made, seconded and unanimously passed to accept the revised minutes of the January 12, 2009, Covenants Meeting minutes. (McCaslin/Stine)
- Board Actions for January 2010
 - XIII. COVENANTS COMMITTEE:**
 - A. APPROVAL OF FINES' RECOMMENDATION:**
MOTION made/seconded (Stead/Stimpson) to approve the fines as recommended by the Covenants Committee. Unanimously approved.
 - B. COMMITTEE STUDY SESSION:**
An emergency study session to review the community parking policy is scheduled for 21 January 2010 at 6:00 p.m. in the Community Center. This is an "open door" session and the community is invited to attend. Meeting announcement is on the web site.
- **Management Report**
 - Management presented a copy of the CRCA Covenants Annual Budget For The Year Ending 10-31-2010.
 - The committee asked management to clarify what happens after the Board has approved a fine. Specifically, what's the procedure for notifying a homeowner once the Board has approved a fine? Additional discussion on administrative procedures.
- **Unfinished Business**
 - Management updated the committee that lot 50-040 is in compliance. RV parking variance expired on January 29, 2010. Management informed the committee that two owners have notified the office that they have developer approved RV lot parking. Committee directed management to review the two files and report at the March 2010 covenants meeting.

- **Action:** A Motion was made, seconded and unanimously passed that the committee recommends to the Board the policies developed under the parking policy “Work Sheet” (Budd/Boliver)

- **New Business – Open Session**
 - The complaint form will be under further review.

 - Management presented Lot Clean Ups for Lot #6,#7,and #12. The Committee denied managements lot clean up request. The committee is requesting management to present all supporting documentation, specifically, three consecutive site tour inspections and letters sent.
 - Guest Smith presented his view regarding street parking. He used a picture of another community that allows street parking and the possible effects in allowing street parking.

- **New Business – Closed Session**
 - Appearing Appeals – None
 - Written Appeals- *fines imposed*—None
 - Written Appeals- *fines not imposed*- None
 - February Recommendations For Fines
 - None.
 - The committee asked management to modify the Recommendation For Fines, spreadsheet format. Remove ID # column, and arrow column, increase previous letter date column.
 - Management presented a spreadsheet and pictures of the February 2010 Recommendation For Fines to the committee. The presentation of the Fine Recommendations and pictures was done using the CRCA projector. The Committee had questions regarding some of the lots presented. Management asked the committee for procedural direction. Committee members will accompany management starting on Monday, February 15, 2010.

- **Next meeting March 9, 2010 @ 6PM at the Windmill office, 9150 N. Coachline Blvd.**
- **Adjournment –8:24 P.M.**

Respectfully submitted,

Bill Heady

Covenants Assistant, HOA Management Solutions
For Continental Ranch Community Association