

# *Continental Ranch Community Association*

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## **Covenants Committee May 2, 2012 Meeting Minutes**

- I. **Call to Order:** 6:01 p.m. at the **Windmill Park Office.**
- II. **Roll Call:** Committee members: Bill Cicala and Arlene Sieckowski were present. Board Liaison Peggy Bracken and Management representative Paula Bellina were also present. Bob Vollbrecht was excused.
- III. **Approval of the May 2, 2012 Agenda was approved with addition VII., A. by Motion (Sieckowski/ Bracken) and passed unanimously.**
- IV. **Approval of the April 4, 2012 Minutes was approved by Motion (Sieckowski/ Vollbrecht) and passed unanimously.**
- V. **Guests:** None
- VI. **Board Actions from the April 19, 2012 BOD meeting:**  
All motion recommendations from the April 4, 2012 Covenants meeting were approved.
- VII. **Management Report:**
  - A. Management read to committee a few responses from homeowners. One response gave thanks for performing a lot cleanup on a neighboring property, and the other was in response to a violation and how they appreciate the new covenants policy of calling or emailing first before sending a letter.
  - B. Show of VMS reports- between 4/4/2012 and 5/2/2012 there was a total of 170 letters sent. 140 first letters and 30 certified second letters sent. Breakdowns of the violations were included in the meetings packet.
  - C. Total calls made to homeowners regarding violations- 125
  - D. Total yellow tag notices placed on trash cans- 34
  - E. Total trash cans observed including the Yellow tags – 147
- VIII. **Unfinished Business:**
  - A. Account #20121 (street parking complaint) **MOTION** (Bracken /Sieckowski) that this matter be added to the Agenda for the May 17, 2012 BOD meeting. The committee would like more clarification from the BOD as to what decision should be made. Management will invite both Homeowners to attend the meeting. Motion was discussed and passed unanimously.
  - B. Account #17790 (weeds) **MOTION** (Cicala/ Sieckowski) to recommend to the BOD that a \$25 fine and 30 day pool suspension be assessed to the account. Motion was discussed and passed unanimously.

**IX. New Business:**

A. 2<sup>nd</sup> letter request to appear before the committee:

1. Accounts #19378 (weeds), #19402 (weeds), #24692 (weeds), & #18794 (weeds) **MOTION** (Cicala/ Sieckowski) to recommend to the BOD that all properties receive a lot cleanup and pre-emergent application, costs to be assessed to the account. Motion was discussed and passed unanimously.
2. Accounts #22541 (construction debris), #19009 (weeds), #18926 (weeds), #21132 (weeds), #20240 (weeds) **MOTION** (Cicala/ Sieckowski) to recommend to the BOD that a \$25 fine and 30 day pool suspension be assessed to all accounts. Motion was discussed and passed unanimously.
3. Account #19418 (Holiday decorations) Decorations were removed, account is now in compliance.
4. Accounts #22159 (weeds), #19892 (weeds), #20202 (weeds), #20542 (weeds) **MOTION** (Bracken/Cicala) to have management send a 3rd letter to all accounts asking that they remove the remaining weeds in 30 days so as to avoid a fine. Management is to also include in the letter appreciation for the efforts made in trying to remove the weeds. If weeds remain, accounts in violation will be revisited at next month's meeting. Motion was discussed and passed unanimously.
5. Account #20229 (weeds) weeds have been removed, account is now in compliance.

B. Accounts #24213 (weeds) & #17846 (weeds) **MOTION** (Cicala/Bracken) to recommend to the BOD that the properties receive a lot cleanup and pre-emergent application, costs to be assessed to the accounts. Motion was discussed and passed unanimously.

C. Discussion on lot cleanups for occupied properties: **MOTION** (Cicala/ Sieckowski) to recommend to the BOD that if an occupied property has weeds and comes to the committee on a 2nd letter, the committee will first recommend a fine. If in 30 days the weeds have not been removed, management is to notify homeowners that a lot cleanup will be scheduled, and the costs will be assessed to the account. Motion was discussed and passed unanimously.

D. 2012/2013 Budget: **MOTION** (Cicala/ Sieckowski) to submit to finance committee a budget of \$5000 for the ensuing year 2012/2013 to fund lot cleanups and misc. trash removal. Motion was discussed and passed unanimously.

**X. Next meeting date:** June 6, 2012 at 6:00 p.m. at the Windmill Office.

**XI. Adjourned - By Motion at 6:48 p.m.** (Sieckowski/Bracken) Motion passed Unanimously.