

Continental Ranch Community Association

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

Covenants Committee Meeting December 6, 2017 Minutes

I. Call to Order: 6:03 P.M at the **Windmill Park Office**

- II. Roll Call :** *Present:* Peggy Bracken (Chair)
Bill Cicala
Bob Vollbrecht
Duane Snider
Cindy Snider
Nick Elias
Ryan Egea (Management Representative)
- Absent:* Eric Krueger

III. Guests: None

IV. December 6, 2017 Agenda approved by MOTION (Cicala/Vollbrecht);
unanimously approved

V. November 1, 2017 Minutes approved by MOTION (Bracken/D. Snider);
unanimously approved

VI. Board Actions from the November 21, 2017 BOD meeting:

All Covenants Committee recommendations approved by consent agenda

VII. Management Report:

- A. Show of VMS reports
- B. Calls made to homeowners
- C. Total trash cans observed
- D. Lot clean ups

VIII. Unfinished Business:

- a. All 30-day pool suspensions will begin March 1st, 2018
1. Account #20650 (Trash Cans) MOTION (Bracken/C. Snider) to recommend to the Board a \$50/weekly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
 2. Account #25540 (Trash Cans) MOTION (Bracken/C. Snider) to recommend to the Board a \$50/monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
 3. Account #25117 (Trash Cans) MOTION (Bracken/Elias) to recommend to the Board a \$50/monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.

All CRCA Board and Committee Meetings are audio recorded.

4. Account #20219 (Trash Cans) MOTION (Vollbrecht/Elias) to recommend to the Board a \$25/monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
5. Account #20389 (Inoperable Vehicle) MOTION (Bracken/C. Snider) to recommend to the Board a \$100/monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
6. Accounts #22224 (Unsightly) MOTION (Bracken/C. Snider) to recommend to the Board a \$25/monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
7. Account #25865 (Trailer Parking) MOTION (Bracken/C. Snider) to recommend to the Board a \$25/weekly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.

IX. New Business

1. Account #19949 (Lack of ARC Approval) MOTION (Bracken/Vollbrecht) to recommend to the Board a \$25/monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
2. Accounts #21302 (Landscape Parking) MOTION (Elias/Bracken) to recommend to the Board a \$25/monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
3. Account #20724 (Tree Encroachment) MOTION (Bracken/D. Snider) to recommend to the Board a \$25 fine & 30-day pool suspension & a lot cleanup no sooner than 12/20/2017 if the property is not brought into compliance by 12/19/2017; unanimously approved.

X. Next Meeting Date

January 3rd, 2018 - 6:00 P.M. at the **Windmill Park Office**

- XI. Adjournment** by MOTION (Cicala/Bracken) at 6:20 P.M.; unanimously approved.

Respectfully Submitted,

Ryan Egea for HOA Management Solutions