

# *Continental Ranch Community Association*

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## **Covenants Committee Meeting – May 12, 2009**

### **Minutes**

- I. **Call to Order:** The meeting was called to order at 6:10 P.M. at the Windmill Park office. Roll call; Angela Wagner-Gabbard, Al Stark, Gus Lipins, Debbie Budd, Peg Bracken, Paul Taylor, Shayne McCaslin, Ron Chaffin – arrived at 6:35 P.M., Chuck Stead (Board Liaison) was also in attendance, and Tina Noggle represented Stratford Management.
- II. **Guests:** Clint Goodman and David Weed from JacksonWhite, Attorneys at Law.
- III. **Approval of the April 14, 2009 Meeting Minutes:** ACTION: A motion was made, seconded and unanimously passed to accept the minutes of the April 14 , 2009 Covenants Meeting.(Stark/Taylor)
- IV. **Board Actions for March 10, 2009**
  - Approved the March recommendations for fines by the Covenants Committee.
  - Approved the Covenants Committee to meet with Clint Goodman and David Weed to discuss amending the CC&R's.
- V. **Management Report**
  - Management recognized Dennis Dolan with the Town of Marana for all of the assistance he provides for Continental Ranch. Management also contacted the Director of Operations and Maintenance and asked that they formally recognize Mr. Dolan for his services. Our letter of praise will be forwarded to the executive staff, Mayor and the Council.
  - Alternate Meeting Date for June – ACTION: A motion was made, seconded and unanimously passed to hold the next Covenants meeting on June 16, 2009. (Bracken/Stark)
- VI. **Unfinished Business**
  - **By Laws** – The committee discussed focusing on amending the Bylaws first with a target date of October 2009.

- **Budget - ACTION:** A motion was made, seconded and unanimously passed to accept the proposed budget for the year ending 10/31/2010 with a caveat stating that the budget does not include the re-writing of the CC&R's. (Stark/Bracken)

VII. **New Business – Open Session**

- **Lot Clean Up Recommendations – ACTION:** A motion was made, seconded and unanimously passed to APPROVE all lot clean up recommendations by management. Management provided documentation from the Voyager program and a color photo for the committee's review. (Stark/Lipins)
- **Discussion with Lawyers –** The committee held an open discussion with Clint Goodman and David Weed. The discussion took place from 6:20 P.M. to 7:20 P.M. The Lawyers proceeded to answer various questions on how to proceed with re-writing the current documents. The lawyers suggested examining the CC&R's, getting comments from homeowners, consulting the Lawyers, taking a vote on the amended version and presenting the amended version at the annual meeting. They also recommended using the newsletter, email blast and the bulletin boards to advertise the changes and the process for voting.

VIII. **New Business – Closed Session**

- **Recommendation for Fines – ACTION:** A motion was made, seconded and unanimously passed to accept management's recommendation for fines. (Stark/Taylor)

IX. **Next meeting date June 16, 2009 at the Community Center, 8881 N. Coachline Blvd.**

X. **Adjournment –** Meeting adjourned at 8:25 P.M.

Respectfully submitted,

**Tina Noggle**

Compliance Assistant, Stratford Management  
For Continental Ranch Community Association