

Continental Ranch Community Association

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

Covenants Committee Meeting – July 14, 2009

8881 N. Coachline Blvd., Tucson, AZ 85743

Minutes

- I. **Call to Order:** The meeting was called to order at 6:01 P.M. at the Community Center. Roll call - Al Stark, Gus Lipins, Debbie Budd, Peg Bracken, Shayne McCaslin, Paul Taylor; Chuck Stead (Board Liaison) was also in attendance, and Tina Noggle represented Stratford Management. Angela Wagner-Gabbard and Ron Chaffin were absent, excused.
- II. **Guests:** Fernando Prol, Traffic Engineering Manager for the Town of Marana and homeowners Coy Gaddie, Janet Blackwood, Yvonne Howard, Barbara Snyder, Ann Bodmer, John Lambert and Connie DeLarge. **Fernando Prol was in attendance to discuss parking matters.
- III. **Approval of the June 16, 2009 Meeting Minutes: ACTION:** A motion was made, seconded and unanimously passed to accept the minutes of the June 16, 2009 Covenants Committee Meeting. (Budd/Bracken)
- IV. **Board Actions for June 16, 2009**
 - The Board of Directors approved the committee's recommendations for fines with the exception of lot 39-024. The Board president felt that the committee needed to review the lot photo again. Upon the revisit by the compliance assistant, management found encroachment of the sidewalk. The committee reviewed the new photos and reached the original conclusion. The lot is not in compliance. The Board president, in attendance, asked the committee to take into consideration that the homeowner is Asian and that there is a communication barrier. **ACTION:** A motion was made, seconded and unanimously passed to UPHOLD the fine recommendation. (McCaslin/Taylor)
- V. **Management Report**
 - Procedural process for CC&R changes; letter submitted by management at the request of the Board president.

- The Town of Marana was contacted by the compliance assistant for assistance with inoperable vehicles. Marana has ordinances in addition to the CC&R's.
- The Town of Marana was contacted in order to get input on the lack of street maintenance in the community. The compliance assistant learned that there have not been street sweepers maintaining the streets due to budget cuts. The contract has gone out to bid but no information was given on when we could expect routine maintenance to resume. The Town did however help with some problem areas by manually cleaning.
- The Pima County Health Department was contacted in regards to algae filled swimming pools. Two specific addresses were given to Code Enforcement.
- Oro Valley Landscape has been performing the lot clean up for the Covenants Committee when ongoing non-compliance is an issue. Oro Valley informed management that they would need a minimum of five lots per month or they would have to raise prices approximately 40%. Management requested bids from three other landscape companies and opted to go with La Cholla Landscape because of their service record and their estimates. They performed thorough jobs on two lots for June. The committee requested a copy of the bids to view at the August meeting.

VI. **Unfinished Business**

- **Bylaws** – At the request of the Board president, management presented a letter to each Covenants Committee member reminding them of the proper procedures, which includes communication and direction from the Board. The Board has requested that the committee provide a report at the July Board meeting that includes a summary of the meeting that they had with the legal consultants and include recommendations as to how to move forward with changing the CC&R's and Bylaws. The Board president was in attendance and informed the committee that discussing the CC&R's and Bylaws was outside the scope of what the committee is appointed to do and therefore they must be given permission to review the documents. A discussion ensued and it was decided that further discussion be put on hold.

VII. **New Business – Open Session**

- **Lot Clean Up Recommendations – ACTION:** A motion was made, seconded and unanimously passed to APPROVE the lot clean up recommendations by management. Management provided documentation from the Voyager program and a color photo for the committee's review. (Taylor/Bracken)

VIII. **New Business – Closed Session**

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

IX. **Next meeting date August 11, 2009 at the Community Center, 8881 N. Coachline Blvd.**

X. **Adjournment** – Meeting adjourned at 7:42 P.M.

Respectfully submitted,

Tina Noggle

Compliance Assistant, Stratford Management
For Continental Ranch Community Association