

# *Continental Ranch Community Association*

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## **Minutes of the Covenants Committee Meeting September 15, 2009**

- I. **Call to Order:** The meeting was called to order at 6:10 P.M. at the Community Center, 8881 N. Coachline Blvd, Tucson, Arizona 85743. Roll call – Angela Wagner-Gabbard (in at 7:05P.M.), Al Stark, Gus Lipins, Peg Bracken, Paul Taylor; Chuck Stead (Board Liaison). Also in attendance was Sarah Lebsack representing Stratford Management. Shayne McCaslin was absent, excused, and Ron Chaffin was absent, un-excused.
- II. **Guests:** None
- III. **Approval of the August 11, 2009 Meeting Minutes: ACTION:** A motion was made, seconded and unanimously passed to accept the minutes of the August 11, 2009 Covenants Committee Meeting.(Bracken/Lipins)
- IV. **Board Actions for August 2009**
  - The Board of Directors approved the Committee’s recommendations to accept fines as submitted.
  - The Board of Directors approved to give the Covenants Committee authority to review the Bylaws and CC&Rs and make proposed recommendations to the Board for review and possible discussions with the attorney at its discretion.
- V. **Management Report**
  - **Additional Lot Clean Up Vendor Proposal (1)-** The Committee requested Management to get one more proposal from a Landscape Company for the lot clean ups and to also take pictures of the lots that have been approved for clean up after the lots have been cleaned up to show a before and after picture.
  - **New Management Company:** The new management company will be taking over officially on October 1, 2009. It has been a pleasure to work with your community and we wish you the best in the future. Please be reminded that the Board will not meet in October, therefore the next Board meeting after September 30, 2009 will be in November. It is up to your committee to decide if you want to hold a meeting in October. Please let management know so we can inform the new management company.

(The Committee would like to meet on October 13, 2009 to review at least the lot clean-ups.)

**VI. Unfinished Business**

- **Resume review of Bylaws:** Postponed

**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 except for lot 4-074 due to insufficient evidence of violation. Management will resubmit this lot along with required information to process at next meeting. Management provided documentation and black and white photos for the Committee's review. (Budd/Taylor)
- **Committee Member Attendance:** The Committee requested management to contact a member to inquire if he is still interested in serving on the committee as he has not been attending for several meetings.

**VIII. New Business – Closed Session**

- **Appearing Appeals :** None
- **Written Appeals-fines imposed :** None
- **Recommendation for Fines – ACTION:** A motion was made, seconded and unanimously passed to accept management's recommendation for fines for all lots except 28-052, which the committee asked for more information on. Management will provide additional information at next meeting.(Budd/Taylor)

**IX.** Next meeting date **October 13, 2009, 6:00 p.m.,** at the Community Center, 8881 N. Coachline Blvd.

**X. Adjournment** – Meeting adjourned at 7:10 P.M.

Respectfully submitted,

Sarah Lebsack

Community Manager, Stratford Management  
For Continental Ranch Community Association