

Continental Ranch Community Association

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

Minutes of the Covenants Committee Meeting August 11, 2009

- I. **Call to Order:** The meeting was called to order at 6:07 P.M. at the Community Center, 8881 N. Coachline Blvd, Tucson, Arizona 85743. Roll call – Angela Wagner-Gabbard, Al Stark, Gus Lipins, Peg Bracken, Shayne McCaslin, Paul Taylor; Chuck Stead (Board Liaison). Also in attendance were Monica Garcia and Joseph O’Hagin representing Stratford Management. Debbie Budd was absent, excused, and Ron Chaffin was absent, un-excused.

- II. **Guests:** None

- III. **Approval of the July 14, 2009 Meeting Minutes: ACTION:** A motion was made, seconded and unanimously passed to accept the minutes of the July 14 , 2009 Covenants Committee Meeting.(Taylor/Stark)

- IV. **Board Actions for June 16, 2009**
The Board of Directors approved the Committee’s recommendations to accept fines as submitted and to uphold the fines for lot 39-024.

- V. **Management Report**
 - **New Management Representative:** Monica Garcia introduced herself as the new Covenants Administrator.
 - **Lot Clean Up Vendor Proposals (2):** The Committee discussed the two vendor proposals for lot clean up provided by management. Management was asked to obtain a third proposal, which will be presented to the Committee at the next meeting and to obtain pictures to demonstrate the difference in pricing given by La Cholla Landscaping. La Cholla provided two estimates with two different rates. The Committee would like to see the pictures showing the amount of work pertaining at those rates. **ACTION:** A motion was made, seconded and unanimously passed to accept La Cholla Landscaping as the company to perform lot clean ups for Continental Ranch on a 90 day trial period. (Stark/McCaslin)

- VI. **Unfinished Business**
 - **Letter from Management:** Discussion ensued regarding the letter from management in reference to the meeting the Committee had with legal counsel on the CC&R’s and By Laws. The letter from management was

written on behalf of the Board of Directors (Board) President. Committee Chair Angela Wagner-Gabbard stated that she did not receive a copy of the letter until August 11th. The Committee concurred that any correspondence from or on behalf of the Board should come directly from the Board and not management. The Committee agreed that the Chair will write a letter to the Board in an effort to obtain direction as to whether or not to continue with the Committee's efforts to change the CC&R's and By Laws.

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 and black and white photos for the Committee's review. (Stark/McCaslin)

VIII. New Business – Closed Session

- **Appearing Appeals (1): ACTION:** A motion was made, seconded and passed to suspend the fine and keep the violation in place for property 69-055 with the stipulation that if the homeowner violates the parking regulation once again, the fine will be reinstated and doubled.(Stark/Bracken)
- **Written Appeals-fines imposed (1): ACTION:** A motion was made, seconded, and unanimously passed to deny the homeowners request to have the fines removed from property 9-021. (Bracken/Lipins)
- **Recommendation for Fines – ACTION:** A motion was made, seconded and unanimously passed to accept management's recommendation for fines. (Stark/McCaslin)

IX. Next meeting date September 15, 2009, 6:00 p.m., at the Community Center, 8881 N. Coachline Blvd.

X. **Adjournment** – Meeting adjourned at 7:47 P.M.

Respectfully submitted,

Monica Garcia

Compliance Administrator, Stratford Management
For Continental Ranch Community Association