

Continental Ranch Community Association

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

Covenants Committee Meeting – October 13, 2009

Minutes

- I. **Call to Order:** The meeting was called to order at 6:07 P.M. at the Community Center. Roll call; Angela Wagner-Gabbard, Al Stark, Gus Lipins, Debbie Budd, Peg Bracken, Paul Taylor, Shayne McCaslin, Chuck Stead (Board Liaison)
Bill Heady and Dale De Men represented HOA Management Solutions Management. Ron Chaffin was absent, unexcused.
- II. **Guest(s):** Kim Stine, Homeowner
- III. **Approval of the October 13, 2009 Meeting Agenda:** ACTION: A motion was made, seconded and unanimously passed to accept the agenda of the October 13, 2009 Covenants Meeting.(Debbie Budd/Paul Taylor)
- IV. **Approval of the September 15, 2009 Meeting Minutes:** ACTION: A motion was made, seconded and unanimously passed to accept the minutes of the September 15 , 2009 Covenants Meeting.(Budd/Stark)
- V. **Board Actions for September 2009**
 - No Board meeting held in September
- VI. **Management Report**
 - Introduction of HOA Management Solutions, new management company for Continental Ranch Community Association as of 10-1-09. Bill Heady, covenants assistant and Dale De Men, manager. Discussion by management that HOA data is in the process of being transferred from Voyager to VMS.
 - A preliminary site tour schedule for October 1-13, 2009. Discussed the daily and monthly expectations of the covenants assistant. It is expected that 375 lots are being inspected each day so each property is seen twice a month.
- VII. **Unfinished Business**
 - **Resume review of Bylaws (Postponed until November. Due to Annual Meeting October 28, 2009)**

VIII. **New Business – Open Session**

- **Lot Clean Up Recommendations** – The lot clean up recommendations for September discussed once again by new management. Management provided updated color photos of each parcel for the committee’s review. The committee asked management to provide VMS or Voyager historical background information for each parcel at the November meeting. Management was directed to check on parcel 4036 to see if the area in need of attention is common property or personal property so that a determination can be made as to how to proceed forward with clean up. The present lot clean up process was explained to new management. The committee explained to management that a “Door Tag Notice” is placed at the parcel before any clean up is to start.
- **Committee Member Attendance** – The committee asked management to contact one of the committee members who has had difficulty showing up to committee meetings. The committee would like to know if the member is still interested in participating in the committee and if attendance will be a problem in the future.

IX. **New Business – Closed Session**

- **Note:** Due to no Board meeting in September the September fines approved by the committee will be presented to the Board in November.
- **Appearing Appeals** – None
- **Written Appeals- fines imposed--**One written appeal received. Letter will be emailed by management to homeowner that the appeal is still under review, “as we are researching the history on the property before making a determination.”
- **Written Appeals- fines not imposed- None**
- **Recommendations for fines / October** – None ..
- Committee asked management to check on any CC&R’s, bylaws or design guidelines restricting toys in front yards and to check on the history of parcel 28052 as this was an issue that came up.

X. **Next meeting date November 10, 2009@ 6PM at the Community Center, 8881 N. Coachline Blvd.**

XI. **Adjournment** – Meeting adjourned at 7:11 P.M.

Respectfully submitted,

Bill Heady

Covenants Assistant, HOA Management Solutions
For Continental Ranch Community Association