

Continental Ranch Community Association

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

Covenants Committee Meeting – November 10, 2009

Minutes

- I. **Call to Order:** The meeting was called to order at 6:01 P.M. at the Community Center. Roll call; Angela Wagner-Gabbard, Al Stark, Debbie Budd, Paul Taylor, Shayne McCaslin, Connie DeLarge (Board Liaison), Bill Heady, HOA Management Solutions.
- II. **Guest(s):** Kim Stine, Nancy Lambert, Barbara Snyder, Michael O'Brien, Jim Cavanaugh
- III. The following members wish to serve on the Covenants Committee for the 2009-2010 fiscal year: Connie DeLarge (Board Liaison), Angela Wagner-Gabbard, Debbie Budd, Shayne McCaslin, Paul Taylor, Kim Stine.
- IV. **Approval of the November 10, 2009 Meeting Agenda:** ACTION: A motion was made, seconded and unanimously passed to accept the agenda of the November 10, 2009 Covenants Meeting.(Budd/McCaslin)
- V. **Approval of the October 13, 2009 Meeting Minutes:** ACTION: A motion was made, seconded and unanimously passed to accept the minutes of the October 13, 2009 Covenants Meeting minutes. Change to the location from Windmill Park office to Community Center. (Taylor/McCaslin)
- VI. **Board Actions for September and October 2009**
 - No Board meeting held in September or October.
- VII. **Management Report**
 - September Lot Clean Up Recommendations for property 4116 and 4036 completed.
 - Discussed both private and commercial vehicle street parking and the procedures in handling lengthy and non reported street parking. The Committee suggested to new management to send all correspondence by certified mail, check rental status if applicable, run plates and contact Town of Marana Transportation.
- VIII. **Unfinished Business**
 - Resume review of Bylaws -Postponed until we have an affirmed Covenants Committee (Budd/Stark)

IX. **New Business – Open Session**

- The covenants committee discussed New Business-Closed Session procedures. Management asked to review procedures and report at the December committee meeting.
- Lot Clean Up Recommendations – November lot clean ups for parcel 3149 and 4013 submitted by management was denied due to the lack of supporting documentation in notifying the owners. Management will submit supporting documentation at the December meeting.
- Management provided Voyager historical background information for each September (Recommendation for Fines) parcel.
- The area next to parcel 4036 was in-fact common area and has been cleaned by the Groundskeepers.
- The committee discussed “toys” in front yards and concluded that homeowners needed to submit request to the Architectural Review Committee.
- The covenants committee was informed Al Stark will no longer be an active committee member. Thanks! Mr. Stark for your service to our community.
- A warm welcome to new committee member Kim Stine. Management will confirm Ms. Stine’s membership standing before the Board is presented with committee members.
- ACTION: A motion was made, seconded and unanimously passed to remove the fines and letters regarding “TOY” violations for parcel 28052 and remove parcel 4074 from the September Lot Clean Up List.(Taylor/McCaslin)

X. **New Business – Closed Session**

- Note: Due to no Board meeting in September or October the September fines approved by the committee will be presented to the Board in November.
- Appearing Appeals – Action: A motion was made, seconded and unanimously passed to remove the fine for parcel 19031-06.
- Written Appeals- *fines imposed*—None
- Written Appeals- *fines not imposed*- None
- Recommendations for fines / September-(Fines) will be presented to the Board at the November 18th meeting.

XI. **Next meeting date December 8, 2009@ 6PM at the Community Center, 8881 N. Coachline Blvd.**

XII. **Adjournment** – ACTION: A motion was made, seconded and unanimously passed to adjourn at 8:20 P.M. (Taylor/McCaslin)

Respectfully submitted,

Bill Heady

Covenants Assistant, HOA Management Solutions
For Continental Ranch Community Association