

Continental Ranch Community Association

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Covenants Committee Meeting – April 13, 2010

Minutes

- I. The meeting of the Covenants Committee came to order at 6:06 pm on Tuesday, April 13, 2010 at the Windmill Park office board room. Attending were Paul Taylor, Shayne McCaslin, Kim Stine, Gary Boliver, Connie DeLarge, Board Liaison and Dale De Men and Kyle Nickell from Management. Account 21208 attended and spoke to the committee. Another lady came and spoke about starting a neighborhood watch.
- II. The Agenda was approved by motion. (Budd/Stine)
- III. The Minutes of the previous meeting on March 9, 2010 were unanimously approved. (McCaslin/Stine)
- IV. Management : Reported the Board Resolution on Parking was made at the March Board Meeting and distributed to the community in the newsletter. Discussion ensued. Management reported they will use the Guidelines developed by the Committee to enforce parking. Management presented the summary of violation letters sent since the last meeting.
- V. Old Business:
 - A. RV parking: Management reported no one has come forward to ask for a variance to allow RV parking.
 - B. There are no lots pending for clean up. All the March lots were completed: three by the owner and one by CRCA cost of which has been billed to the owner.
- VI. New Business:
 - A. Currently no patrols of the community are being conducted outside of office hours. The committee discussed their concerns. **Motion:** Debbie Budd moved to recommend to the Board to address in the next fiscal budget, the hiring of an additional covenants person, part-time to assist in applying CC&Rs during hours not currently covered. Second was made by Gary Bolivar. Discussion ensued. Motion was withdrawn. **Motion:** Kim Stine moved to approve expansion of covenants responsibility during hours office is not open. No second. Motion dies. **Motion:** Kim Stine / Debbie Budd moved to bring to the Board the concern of the committee that not all covenant

violations are being addressed; asking the Board to explore alternative options for the next fiscal year to address patrolling the community during hours the office is not open. Discussion ensued. Motion passed unanimously.

B. Third letter violation of account#21208 for parking numerous vehicles on the street: Photographs were reviewed. Photograph taken at noon on April 13, 2009 shows a white truck parked in front of the home. Committee weighed their interaction with account #21208 earlier in the meeting who said they had stopped parking on the street. Motion: Gary Bolivar moved to recommend to the Board to fine acct# 21208 the 3rd letter violation of \$25.00. Motion passed unanimously.

VII. Next meeting is May 11, 2010 at the Windmill Park Office at 6 pm.

VIII. The meeting was adjourned at 8:00 pm (Stine/Boliver motion passed)