

Continental Ranch Community Association

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Covenants Committee Meeting – May 10, 2011 Meeting Minutes

- I. Call to Order:** 6:05 p.m. at the **Windmill** office.
- II. Roll Call:** Committee members Gary Boliver, Bob Volbrecht, Bill Cicala, and Arlene Sieckowski were present. Management representative Paula Peck was also present. Committee member Leslie Hammond and Board Liaison Connie DeLarge were excused.
- III. Guests:** None
- IV. Approval of the May 10, 2011 Agenda approved by Motion** (Cicala/Volbrecht) and passed unanimously.
- V. Approval of the April 12, 2011 Minutes approved by Motion** (Volbrecht/Sieckowski) and passed unanimously.
- VI. Board Actions:** Committee Reviewed the following actions
 - A. **MOTION** to fine \$25 for the following accounts, approved.
 1. Account 19000 - maintenance of landscape (tree/brush)
 2. Account 20056 - weeds
 3. Account 19534 - weeds
 4. Account 21819 - weeds
 5. Account 18479 - trash can
 6. Account 18220 - holiday decorations
 - B. Account 18530 (broken wall) **MOTION** to have management send a letter of inquiry to give them a chance to respond to the BOD by the May Board meeting; prior to the Board considering a decision to place any additional fines. Motion discussed and carried all in favor.
- VII. Management Report:**
 - A. Show of VMS Reports – In all 278 letters were sent from April 12, 2011 thru May 10, 2011. The top three categories were – Trash Cans 80 letters, Weeds 67 letters, and Other (miscellaneous) 37 letters. 43 courtesy yellow tag trash can notices were handed out.
 - B. Discussed the new Parking Resolution.
 - C. Reviewed CC&R's on planting in the curb strip.

VIII. Unfinished Business:

- A. 2011/2012 Budget **Recommend to finance committee** to use same budget of \$5,000 for lot cleanups and \$1,000 for additional trash cleanup for the 2011/2012 budget (Cicala/Boliver). Motion passed unanimously.
- B. Account 18530 (broken wall) Wall still not in compliance. **MOTION** to recommend a fine of \$50 if the homeowner has not contacted us by the next Board Meeting on May 19, 2011. (Boliver/Volbrecht) Motion passed unanimously.

IX. New Business:

- A. **MOTION** to recommend a \$25 fine for Account 19367- trash can (Cicala/Boliver) Motion passed unanimously.
- B. **MOTION** to recommend lot clean up for the following accounts:
 - 1. Account 19367 weeds (Cicala/Boliver) Motion passed unanimously.
 - 2. Account 17953 weeds (Cicala/Boliver) Motion passed unanimously.
 - 3. Account 20202 weeds (Cicala/Boliver) Motion passed unanimously.
- C. Account 21792 weeds **MOTION** to send another letter in regards to the weeds, and review at next covenants meeting. (Cicala/Boliver) Motion passed unanimously.
- D. Recommendations for Newsletter: Portable Basketball Hoops and Flying of Flags.
- E. Recommendations for committee review - none

X. Next meeting date: June 14, 2011 at 6:00 p.m. at the **Windmill** office.

XI. Adjourned - By Motion at 7:09 p.m. (Sieckowski/Cicala) Motion passed unanimously.