

# *Continental Ranch Community Association*

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## **Covenants Committee Meeting September 13, 2011 Meeting Minutes**

- I. **Call to Order:** 6:02 p.m. at the **Community Center**.
- II. **Roll Call:** Committee members Leslie Hammond, Arlene Sieckowski, Bob Volbrecht, and Bill Cicala were present. Board Liaison Connie DeLarge, Management representatives Dale De Men and Paula Peck were also present. Gary Boliver was excused.
- III. **Approval of the September 13, 2011 Agenda approved by Motion** (Volbrecht/ Sieckowski) and passed unanimously.
- IV. **Approval of the August 9, 2011 Minutes approved by Motion** (Volbrecht/ Cicala) and passed unanimously.
- V. **Guests:** None
- VI. **Board Actions for August 18, 2011 BOD meeting:**
  - Covenants Committee recommends Accounts #17751 and #19402 (weeds) receive lot clean-up and pre-emergent. Each account will be charged for cost of the service.
- VII. **Management Report:**
  - A. Show of VMS reports- between 08/10/2011 and 09/13/2011 there was a total of 102 letters sent. 90 first letters sent, and 12 certified second letters sent. Breakdowns of the violations were included in the meetings packet, and were passed out to the committee.
  - B. Total calls made to homeowners- 58 calls were made since last meeting.
  - C. Yellow tag notices- 73 trash can were tagged.
- VIII. **Unfinished Business:**
  - A. Account #18530 (broken wall) Homeowner repaired wall before the Association sent in the contractor for an estimate. Matter of broken wall is now closed.
  - B. Account #17751 and #19402 (weeds) lot clean-up/pre-emergent was completed.

**IX. New Business:**

A. 2<sup>nd</sup> letter requests to appear before the Committee:

1. Account #18864 (weeds) **MOTION** (Cicala /Volbrecht) to recommend lot clean up and apply pre-emergent was discussed and passed unanimously.
2. Account #19197 (weeds) **MOTION** (Cicala /Volbrecht) to recommend lot clean up, apply pre-emergent, and remove any dead vegetation was discussed and passed unanimously.
3. Account #19461 (graffiti) graffiti was removed, account now in compliance.
4. Account #20790 (Maintenance of landscape) **MOTION** (Cicala/ Sieckowski) to wait until next meeting to discuss this account, due to home possibly going into foreclosure. Motion was discussed and passed unanimously.

B. Account #20251 (graffiti) **MOTION** (Sieckowski/ Hammond) to allow homeowner 2 months to remove graffiti. Committee will revisit the matter in the November 8, 2011 meeting. Motion was discussed and passed unanimously.

**X. Recommendation for Lot Clean up and Pre-Emergent application:** Account #18864 (lot clean-up and pre-emergent), Account #19197 (lot clean-up, pre-emergent, and removal of dead vegetation).

**XI. Next meeting date:** October 11, 2011 at 6:00 p.m. at the **Community Center**.

**XII. Adjourned - By Motion at 6:25 p.m.** (Volbrecht/Hammond) Motion passed unanimously.