

# *Continental Ranch Community Association*

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## **Covenants Committee Meeting October 11, 2011 Meeting Minutes**

- I. **Call to Order:** 6:00 p.m. at the **Community Center, Back Room.**
- II. **Roll Call:** Committee members: Gary Boliver, Arlene Sieckowski, Bob Volbrecht, and Bill Cicala were present. Board Liaison Connie DeLarge and Management representative Paula Bellina were also present. Leslie Hammond was absent.
- III. **Approval of the October 11, 2011 Agenda approved by Motion** (Cicala /Volbrecht) and passed unanimously.
- IV. **Approval of the September 15, 2011 Minutes approved by Motion** (Cicala /Volbrecht) and passed unanimously.
- V. **Guests:** None
- VI. **Board Actions for September 15, 2011 BOD meeting:**

Covenants Committee: Recommends Accounts #18867 (weeds) and #19197 (weeds and dead vegetation) receive lot clean-up and pre-emergent. Each account will be charged for cost of the service. BOD approved recommendations and motion passed unanimously. Account #23289 (dead vegetation and weeds) BOD made a motion to complete the lot clean-up now rather than wait and charge the account the cost of service, motion passed unanimously.
- VII. **Management Report:**
  - A. Show of VMS reports- between 09/14/2011 and 10/11/2011 there was a total of 136 letters sent. 119 first letters sent, and 17 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- 72 calls were made since last meeting.
  - C. Yellow tag notices- 45 trash cans were tagged.
- VIII. **Unfinished Business:**
  - A. Account #18867 (weeds), #19197 (weeds and dead vegetation) lot clean-up/pre-emergent was completed for both.

B. Account #23289 (weeds and dead vegetation) lot clean-up was completed. No water at property to perform the pre-emergent treatment.

**IX. New Business:**

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

1. Account #21819 (weeds) **MOTION** (Cicala/Sieckowski) to recommend that management send a letter thanking homeowner for the effort they have currently put into removing weeds, and to ask that they finish removing them completely. Motion was discussed and passed unanimously.
2. Account #21151 (weeds) **MOTION** (Cicala /Volbrecht) to recommend a \$25 fine and loss of pool privileges. Motion was discussed and passed unanimously.
3. Account #17982 (tree encroachment) **MOTION** to recommend a \$25 fine and loss of pool privileges. Motion was discussed and passed unanimously.
4. Account #22904 (Maintenance of landscape) **MOTION** (Cicala/ Volbrecht) to recommend lot clean up including removal of dead vegetation and apply pre-emergent. Motion was discussed and passed unanimously.
5. Account #18708 (camper) Camper was removed, account now in compliance.
6. Account #18672 (maintenance of landscape) **MOTION** (Boliver/Cicala) to recommend lot clean up including removal of dead vegetation and apply pre-emergent. Motion was discussed and passed unanimously.
7. Account #18886 (weeds) **MOTION** (Volbrecht/ Cicala) to recommend a \$25 fine and loss of pool privileges. Motion was discussed and passed unanimously.
8. Account #21115 (trash can) **MOTION** (Cicala/ Volbrecht) to recommend a \$25 fine and loss of pool privileges. Motion was discussed and passed unanimously.
9. Account #19658 (boat) **MOTION** (Boliver/Cicala) to recommend a \$25 fine and loss of pool privileges. Motion was discussed and passed unanimously.
10. Account #20234 (trash can) **MOTION** (Cicala/Boliver) to recommend a \$25 fine and loss of pool privileges. Motion was discussed and passed unanimously.

B. Committee Charter Review and discussion:

Incorrect charter was reviewed at meeting. Committee has now been given the correct charter to review at home. This new charter will be reviewed and voted upon at the November meeting.

C. Discussion on Recreation Vehicle Variances:

Committee feels that the previously approved RV variances for the 2 accounts should remain in place. **MOTION** (Cicala/Sieckowski) to recommend that before the BOD makes a decision regarding any new RV variances; the matter comes to the Covenants committee first, so they can give their recommendation to the BOD. Motion was discussed and passed unanimously.

D. Review Homeowner complaint form and pictures:

Committee felt that after reviewing the pictures there were no violations other than landscape parking to be addressed. The discussion continued regarding the procedures of the Homeowner Covenants Liaison position. The committee made a **MOTION** (Boliver/Cicala) to recommend that the Homeowner Covenants Liaison be allowed to site accounts not on the scheduled tour if a violation is seen. Motion was discussed and passed unanimously.

- X. **Recommendation for Lot Clean up and Pre-Emergent application:** Account #22904 and Account #18672 (lot clean-up, pre-emergent, and removal of dead vegetation).
- XI. **Next meeting date:** November 8, 2011 at 6:00 p.m. at the **Windmill Office**.
- XII. **Adjourned - By Motion at 7:30 p.m.** (Cicala/Sieckowski) Motion passed unanimously.