

# *Continental Ranch Community Association*

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## **Covenants Committee Meeting November 8, 2011 Agenda**

- I. **Call to Order:** 6:00 P.M at the **Windmill Park Office.**
- II. **Roll Call:** Gary Boliver, Leslie Hammond, Arlene Sieckowski, Bob Volbrecht, Bill Cicala, Peggy Bracken Board Liaison, and Paula Bellina Management representative.
- III. **Elect Committee Officers :**
  - Chairperson
  - Vice-Chairperson
- IV. **Approval of the November 8, 2011 Agenda**
- V. **Approval of the October 11, 2011 Minutes.**
- VI. **Guests:**
- VII. **Board Actions from the October 20, 2011 BOD meeting:**  
None
- VIII. **Management Report:**
  - A. Show of VMS reports.
  - B. Total calls made to homeowners.
  - C. Yellow tag notices.
- IX. **Unfinished Business:**

The following motions from the October Covenants meeting will be reviewed at the November 17, 2011 BOD meeting:

  - A. Second letter request 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 #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.
6. Account #18886 (weeds) **MOTION** (Volbrecht/ Cicala) to recommend a \$25 fine and loss of pool privileges. Motion was discussed and passed unanimously.
7. Account #21115 (trash can) **MOTION** (Cicala/ Volbrecht) to recommend a \$25 fine and loss of pool privileges. Motion was discussed and passed unanimously.
8. Account #19658 (boat) **MOTION** (Boliver/Cicala) to recommend a \$25 fine and loss of pool privileges. Motion was discussed and passed unanimously.
9. Account #20234 (trash can) **MOTION** (Cicala/Boliver) to recommend a \$25 fine and loss of pool privileges. Motion was discussed and passed unanimously.

**B. 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.

**C. 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. New Business:**

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

1. Account #17943 (front yard maintenance)
2. Account #18663 (weeds)
3. Account #23406 (weeds)
4. Account #19675 (weeds)
5. Account #20209 (weeds)

**B. Review and make a motion on the revised Committee Charter.**

**C. Review General Standards for committees.**

**XI. Next meeting date:**

December 13, 2011 6:00pm at the **Windmill Park Office.**

**XII. Adjournment:**