

Continental Ranch Community Association

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Covenants Committee Meeting

November 8, 2011

Meeting Minutes

- I. **Call to Order:** 6:00 p.m. at the **Windmill Park Office.**
- II. **Roll Call:** Committee members: Gary Boliver and Bill Cicala were present. Board Liaison Peggy Bracken and Management representative Paula Bellina were also present. Bob Volbrecht was excused. Leslie Hammond and Arlene Sieckowski were absent.
- III. **Elect Committee Officers: Motion** (Cicala/Boliver) to postpone electing officers due to absent committee members. Committee will retain the current Chairman Gary Boliver and Vice-Chairwoman Leslie Hammond until next meeting.
- IV. **Approval of the November 8, 2011 Agenda approved by Motion** (Cicala /Bracken) and passed unanimously.
- V. **Approval of the October 11, 2011 Minutes approved by Motion** (Cicala /Bracken) and passed unanimously.
- VI. **Guests:** Committee welcomed Homeowner Mr. Lincoln Pierce and Board President John Lambert who were in attendance. Mr. Pierce had questions and concerns regarding street parking and the written complaint policy. His questions and concerns were addressed by the Committee and by the Board President. The committee thanked Mr. Pierce for his attendance and also invited him to join the committee. Following that Mr. John Lambert presented the Covenants slideshow that the committee had asked to see in a previous meeting.
- VII. **Board Actions for October 20, 2011 BOD meeting:**
None
- VIII. **Management Report:**
 - A. Show of VMS reports- between 10/12/2011 and 11/8/2011 there was a total of 94 letters sent. 79 first letters sent, and 15 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- 45 calls were made since last meeting.
 - C. Yellow tag notices- 29 trash cans were tagged.

IX. Unfinished Business:

Motions from the October 11, 2011 meeting will be reviewed at the November 17, 2011 BOD meeting.

X. New Business:

A. 2nd letter requests to appear before the Committee:

1. Account #17943 (front yard maintenance) **MOTION** (Cicala/Boliver) to recommend to BOD Lot clean-up including removal of any dead vegetation and application of pre-emergent. Motion was discussed and passed unanimously.
2. Account #18663 (weeds) **MOTION** (Cicala /Bracken) to recommend to BOD if weeds have not been removed by November 16, 2011 that a \$25 fine and loss of pool privileges be applied, or perform lot clean-up and pre-emergent application, account will be billed the costs. Motion was discussed and passed unanimously.
3. Account #23406 (weeds) **MOTION** to send first courtesy letter for weeds to new homeowners. Motion was discussed and passed unanimously.
4. Account #19675 (weeds) **MOTION** (Cicala/ Boliver) to take no action at this time, as it appears the owners are working on removing the weeds. Management Liaison is to keep watch on the property during scheduled tours and make sure the weeds do not worsen. Motion was discussed and passed unanimously.
5. Account #20209 (weeds) Weeds were removed and the account is now in compliance.

B. Committee Charter Review and discussion:

- **MOTION** (Boliver/Cicala) to accept charter as is with no additional input. Motion was discussed and passed unanimously.

C. General Standards for committees was passed out for the committee to review.

D. **MOTION** (Cicala/Boliver) to rescind the motion approved on October 11, 2011: Minutes, IX., D., To recommend that the Homeowner Covenants Liaison be allowed to site accounts not on the scheduled tour if a violation is seen. Motion to rescind passed unanimously.

XI. Next meeting date: December 13, 2011 at 6:00 p.m. at the **Windmill Office.**

XII. Adjourned - By Motion at 7:18 p.m. (Cicala/Bracken) Motion passed unanimously.