

Continental Ranch Community Association

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Covenants Committee December 13, 2011 Meeting Minutes

- I. **Call to Order:** 6:00 p.m. at the **Windmill Park Office.**
- II. **Roll Call:** Committee members: Gary Boliver, Bill Cicala, Bob Volbrecht, and Arlene Sieckowski were present. Board Liaison Peggy Bracken, Management representatives Dale De Men and Paula Bellina were also present. Leslie Hammond was absent.
- III. **Elect Committee Officers:**
 - A. **Motion** (Volbrecht / Sieckowski) to elect Bill Cicala as Chairman. Motion was discussed and passed unanimously.
 - B. **Motion** (Cicala/ Sieckowski) to elect Bob Volbrecht as Vice-chairman. Motion was discussed and passed unanimously
- IV. **Approval of the December 13, 2011 Agenda as Amended was approved by Motion** (Cicala / Volbrecht) and passed unanimously. Amendment is to add RV Variances to Unfinished Business.
- V. **Approval of the November 8, 2011 Minutes approved by Motion** (Cicala / Volbrecht) and passed unanimously.
- VI. **Guests:** Committee welcomed Board President Mr. John Lambert.
- VII. **Board Actions for November 17, 2011 BOD meeting were reviewed:**

Charter accepted with no additional input. Accounts 21151: weeds, 17982: tree encroachment, 21115: Trash can and 19658: boat – fines, loss of pool privileges, lot cleanup and pre-emergent application were all approved. Action postponed on RV variances for two accounts as committee suggests such incidents be discussed in committee first.
- VIII. **Management Report:**
 - A. Mr. Boliver turned in his resignation and left the meeting.
 - B. Show of VMS reports- between 11/9/2011 and 12/13/2011 there was a total of 33 letters sent. 26 first letters, and 7 certified second letters sent. Breakdowns of the violations were included in the meetings packet.
 - C. Total calls made to homeowners regarding violations- 12
 - D. Total yellow tag notices placed on trash cans- 68
- IX. **Unfinished Business:**
 - A. RV Variances: The committee reviewed 2 approved RV variances at the October 11, 2011 meeting and felt that they could remain in place. However, they requested that starting now all variance requests come through the committee first. The BOD at the November 2011 meeting decided they would like the committee to revisit the matter. Board President Mr. John Lambert

explained in more detail the reason why the previously approved variances may need to be revoked. After further review the committee made the following motions:

1. **Motion** (Cicala/ Volbrecht) to recommend to the BOD to allow no future variances authorizing permanent RV parking and/or RV storage at any home. Motion was discussed and passed unanimously.
2. **Motion** (Cicala/ Volbrecht) to recommend to the BOD to revoke the variances of permanent RV parking and/or storage for accounts: 20287 and 20298, motion was discussed and passed unanimously.

X. New Business:

- A. 2nd letter requests to appear before the Committee:
 1. Account #18708 -complaint/camper, **Motion** (Cicala/ Volbrecht) to recommend to the BOD a fine of \$25 and loss of pool privileges. Motion was discussed and passed unanimously.
 2. Account #18576 -complaint/street parking, **Motion** (Cicala/Volbrecht) to recommend sending account to the BOD for action. Motion was discussed and passed unanimously.
 3. Account #21205 -tree encroachment, Management representative informed committee that the Town of Marana will be trimming back the tree on 12.14.2011, no action required.
- B. Account #18814 (RV variance) **Motion** (Cicala/ Sieckowski) to recommend to the BOD to not approve the variance request to permanently park and/or store RV on property.
- C. Account #20476 (trailer variance) **Motion** (Cicala/ Sieckowski) to recommend to the BOD to not approve the variance request to permanently park and/or store trailer on driveway.
- D. New covenants meeting day set for 1st Wednesday of every month. Committee is in agreement.
- E. The committee regrettably accepts the written resignation of member Gary Boliver. The committee would like to thank Gary for his time and efforts.

XI. Next meeting date: January 4, 2012 at 6:00 p.m. at the **Windmill Office**.

XII. Adjourned - By Motion at 6:47 p.m. (Cicala/ Sieckowski) Motion passed unanimously.