

Continental Ranch Community Association

9150 N. Coachline Blvd. Tucson, AZ 85743 Phone: (520) 297-7600 Fax: (520) 297-7917

Covenants Committee February 1, 2012 Meeting Minutes

- I. **Call to Order:** 6:04 p.m. at the **Windmill Park Office.**
- II. **Roll Call:** Committee members: Bill Cicala, Bob Volbrecht, and Arlene Sieckowski were present. Board Liaison Peggy Bracken and Management representative Paula Bellina were also present.
- III. **Approval of the February 1, 2012 Agenda with 3 additions was approved by Motion** (Volbrecht/Sieckowski) and passed unanimously.
- IV. **Approval of the January 4, 2012 Minutes was approved by Motion** (Sieckowski/Volbrecht) and passed unanimously.
- V. **Guests:** none
- VI. **Board Actions from the January 19, 2012 BOD meeting:**
 1. Motions from the December 13, 2011 covenants meeting:
 - A. Account #18708 camper complaint. Motion made/seconded (Lemieux/DeLarge) to fine \$25.00 and loss of pool privileges for 30 days. Unanimously approved.
 - B. Account #18576 street parking complaint. Motion made/seconded (Lambert/DeLarge) to send back to committee for recommendation. Unanimously approved.
 - C. Account #20287 and #20298 RV variances. Action on the RV storage was moved to the Executive Session.
 - D. Account #20476 trailer variance. Action on trailer in driveway has been moved to next BOD meeting on 02/16/2012.
 - E. Account #18814 RV variance. Action on RV variance has been moved to next BOD meeting on 02/16/2012.
 - F. From the Board notes, the BOD has requested that all RV storage variances come directly to them.
 2. Motion from January 4, 2012 covenants meeting:
 - A. Account #19456 trash can. MOTION made/seconded (Pope/DeLarge) to fine \$25.00 and loss of pool privileges for 30 days. Unanimously approved.
 - *3. From the Consent Agenda:

Change meeting date to first Wednesday of the month; recommend Mr. Bill Cicala as committee Chair and Mr. Bob Volbrecht as Vice-Chair; resignation of committee member Mrs. Leslie Hammond accepted with regret, and was thanked for serving the community. MOTION made/seconded (Bracken/Pope) to accept the Consent Agenda and Agenda changes as presented. Unanimously approved.

VII. Management Report:

- A. Show of VMS reports- between 1/5/2012 and 2/1/2012 there was a total of 78 letters sent. 69 first letters and 9 certified second letters sent. Breakdowns of the violations were included in the meetings packet.
- B. Total calls made to homeowners regarding violations- 43
- C. Total yellow tag notices placed on trash cans- 50

VIII. Unfinished Business:

- A. Account #18576 (street parking complaint) **Motion** (Volbrecht/Sieckowski) to recommend to the BOD that Management call owner and see if vehicle can be stored in the garage, and also to inform homeowner that Town of Marana could site them for parking the vehicle on the street in the wrong direction. This matter is to be carried over to unfinished business in the March 7, 2012 Covenants meeting. Motion was discussed and passed unanimously.

IX. New Business:

- A. 2nd letter request to appear before the committee:
 - 1. Account #21140 (Shed complaint) **Motion** (Cicala/Sieckowsk) to recommend to the BOD that Management send one more letter to homeowner informing them that an ARC application needs to be submitted for the construction of the shed. Failure to do so may result in a fine and possible request to remove the shed. This matter is to be carried over to unfinished business in the March 7, 2012 Covenants meeting. Motion was discussed and passed unanimously.
 - 2. Account #21103 (weeds) Account now in compliance, no action required.
 - 3. Account #19786 (trash can) **Motion** (Cicala/Volbrecht) to recommend to the BOD that a fine of \$25 be placed on account and loss of pool privileges. Motion was discussed and passed unanimously.
 - 4. Account #19625 (trash can) Account now in compliance, no action required.
 - 5. Account #22541 (trailer) **Motion** (Cicala/Volbrecht) to recommend to the BOD that a fine of \$25 be placed on account, and loss of pool privileges. Motion was discussed and passed unanimously.

*B. Street parking complaint: Committee was asked for their opinion on a complaint that was received regarding Account #20121. After being informed of the situation at the home and reviewing pictures, the Committee doesn't see a serious street parking violation occurring. The committee would like to make a **Motion** (Cicala/Volbrecht) to recommend to the BOD that Management hold off on the letter process for 1 month, and observe the property for street parking. This matter is to be carried over to unfinished business in the March 7, 2012 Covenants meeting. The committee would also like to invite the homeowner who submitted the complaint to attend the meeting so any concerns can be addressed. Motion was discussed and passed unanimously.

*C. Discussion on a previous motion regarding RV parking and/or storage: Mr. Cicala informed the committee that if he had seen the documentation that was brought in by the Homeowner (Account #20298) at the last BOD meeting, his recommendation regarding this variance would have been different. He would have recommended that

the RV variance was grandfathered in, and that grandfathering the variance would only apply to this account (#20298). Due to Mr. Cicala's additional information the committee made a **Motion** (Cicala/Volbrecht) to rescind the previous motion stating "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." From the December 13, 2011 meeting minutes IX., A.,2. Motion was discussed and passed unanimously.

X. Next meeting date: March 7, 2012 at 6:00 p.m. at the **Windmill Office**.

XI. Adjourned - By Motion at 7:05 p.m. (Volbrecht/ Sieckowski) Motion passed unanimously.