

Continental Ranch Community Association

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Covenants Committee Meeting

March 7, 2012 Agenda

- I. **Call to Order:** 6:00 P.M at the **Windmill Park Office.**
- II. **Roll Call:** Committee members: Bill Cicala, Bob Volbrecht, and Arlene Sieckowski. Peggy Bracken Board Liaison, Dale De Men and Paula Bellina Management representatives.
- III. **Approval of the March 7, 2012 Agenda**
- IV. **Approval of the February 1, 2012 Minutes.**
- V. **Guests:**
- VI. **Board Actions from the February 16, 2012 BOD meeting:**
 - A. Account #20476 (trailer variance) MOTION made/seconded (Lemieux/DeLarge) to approve the variance request, with action that the Board review the policy for trailers and develop criteria for future parking variances within Continental Ranch. Discussion: Setting precedence; voting to make changes to CC&Rs to handle such requests on a case-by-case basis; making this a "conditional variance" to be reviewed in six months. Six affirmative votes; one negative vote (Lambert). Motion approved.
 - B. Account 21140 (shed not ARC approved) MOTION made/seconded (Lambert/DeLarge) to authorize management to send a letter requesting an ARC application be submitted for the construction of shed on property. Unanimously approved.
 - C. Account #22541(trailer). Homeowner was present and indicated that the trailer has been sold and will be removed from the property by 3 March 2012. MOTION made/seconded (Bracken/DeLarge) to waive the fine and loss of pool privileges regarding this account provided trailer is permanently removed from the property by 3 March 2012.
 - D. Account 19786 (trash can) Motion made/seconded (DeLarge/Stimpson) to accept the recommendation to fine the account \$25 and suspend pool privileges for 30 days. Unanimously approved.
- VII. **Management Report:**
 - A. Show of VMS reports.
 - B. Total calls made to homeowners.
 - C. Yellow tag notices.
- VIII. **Unfinished Business:**
 - A. Account #18576 (street parking complaint)
 - B. Account #21140 (Shed not ARC approved) ARC application has now been submitted and approved. Homeowner has 6 months to complete shed.
 - C. Account #20121 (street parking complaint)
 - D. Account #22541 (trailer) trailer has not been removed from property.

IX. New Business:

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

1. Account #18701 (trailer)
2. Account #20490 (trash can)

B. Discuss and get recommendations on the following accounts:

1. Account #18018 (weeds)
2. Account #20824 (palm tree/ landscaping complaint)

X. Next meeting date:

April 4, 2012 6:00pm at the **Windmill Park Office.**

XI. Adjournment:

DRAFT