

Continental Ranch Community Association

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Covenants Committee March 7, 2012 Meeting Minutes

- I. **Call to Order:** 5:58 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 was excused, Board President Mr. John Lambert was present. Management representative Dale De Men and Paula Bellina were also present.
- III. **Approval of the March 7, 2012 Agenda was approved by Motion** (Sieckowski/ Volbrecht) and passed unanimously.
- IV. **Approval of the February 1, 2012 Minutes was approved by Motion** (Volbrecht /Sieckowski) and passed unanimously.
- V. **Guests:** Mr. Andrew Bober & Mrs. Brenda Bober, Mr. Thomas Sommerville & Mrs. Renee Sommerville were in attendance. The committee welcomed and thanked the guests for attending.
- 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- between 2/2/2012 and 3/7/2012 there was a total of 176 letters sent. 162 first letters and 14 certified second letters sent. Breakdowns of the violations were included in the meetings packet.
- B. Total calls made to homeowners regarding violations- 136
- C. Total yellow tag notices placed on trash cans- 35
- D. Total trash cans observed including the Yellow tags - 98

VIII. Unfinished Business:

- A. Account #18576 (street parking complaint) **Motion** (Volbrecht/Sieckowski) to recommend to the BOD a fine of \$25 be assessed to the account and loss of pool privileges for 30 days. Motion was discussed and passed unanimously.
- 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) this matter was discussed at the beginning of the meeting after the introduction of guests. Committee Chair Mr. Cicala lead the discussion asking management to show pictures that had been taken over the course of a month showing no street parking. Mr. Cicala discussed with the guests that due to the information management has provided, the committee sees no serious street parking issue. The discussion was then turned over to the guests for their input. Mr. Bober presented pictures he had taken showing street parking at this property, and also provided 20 signatures from neighboring homeowners who also agree there is a street parking problem. Mr. Bober and Mr. Sommerville feel the vehicle parked on the street is a safety issue and needs to be addressed. Some of their concerns are – vehicle is parked on the street, in the wrong direction, wheels on the sidewalk, may be parking too close to the stop sign, and other vehicles travelling on the street are having to cross over into the oncoming lane to get around this car. Mr. Bober and Mr. Somerville both testify that the vehicle frequently parks on the street overnight, not just for a few hours in the morning. The committee feels that due to this information management should continue to follow up on this complaint. **MOTION** (Cicala/Volbrecht) to recommend management send 1st letter to homeowner for street parking, and also to call homeowners informing them of this decision. Management is to report back at next month's meeting on this matter. Motion was discussed and passed unanimously.
- D. Account #22541 (trailer) the trailer was to be sold and removed from the property by 03.03.2012. As of today 03.07.2012 the trailer is still being stored at the property. **MOTION** (Volbrecht/Sieckowski) to recommend to the BOD that a \$25 fine be assessed to the account and 30 day loss of pool privileges. Motion was discussed and passed unanimously.

IX. New Business:

- A. 2nd letter request to appear before the committee:
 - 1. Account #18701 (trailer) the trailer has been removed from property, account is now in compliance.

2. Account #20490 (trash can) letter was received from owner saying the trash cans will be stored out of sight. Management has not seen the trash cans out on the driveway since receiving letter. Account is now in compliance.

B. Discuss and get recommendation on the following accounts:

1. Account #18018 (weeds) Committee reviewed pictures and were informed of the situation at this property. Management has been told several different dates that weeds would be removed, but the weeds still remain. Homeowner has spoken of health complications that make her unable to remove the weeds, said she paid a landscape company and they never completed the work. Management informed the homeowner that if the weeds were not removed by 03.07.2012 the committee would review the account and make a decision. **MOTION** (Volbrecht/Sieckowski) to recommend to the BOD that this property receive a lot clean up and the costs to be assessed to the account. Motion was discussed and passed unanimously.

2. Account #20824 (palm tree/ landscaping complaint) Management reviewed written complaint and pictures with committee. The committee feels that it is not necessary to trim the palm tree as it is natural growth, and sees no issue with the landscaping concerning replacing the rock. **MOTION** (Cicala/Volbrecht) to close the complaint as the committee sees no violations regarding the palm tree or landscaping. Motion discussed and passed unanimously.

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

XI. **Adjourned - By Motion at 6:33 p.m.** (Cicala/Volbrecht) Motion passed unanimously.