

Continental Ranch Community Association

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

Covenants Committee Meeting June 6, 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 and Paula Bellina Management representative.
- III. **Approval of the June 6, 2012 Agenda.**
- IV. **Approval of the May 2, 2012 Minutes.**
- V. **Guests:**
- VI. **Board Actions from the May 17, 2012 BOD meeting:**
 1. All motion recommendations for fines/pool suspensions and lot cleanups from the May 2, 2012 Covenants meeting were approved under consent agenda.
 2. Street parking complaint (Account #20121) motion to fine account \$25 was unanimously approved.
 3. Lot cleanups for occupied properties: Timeline recommendation for weeds in occupied properties is: following the second letter a fine is recommended. If, in 30 days following second letter issue, the weeds have not been removed, Management notifies homeowners that a lot cleanup will be scheduled, with costs assessed to the account. In discussion, the Board suggests amending this timeline to two weeks (vs. 30 days). MOTION made/seconded (Lemieux/DeLarge) to accept the second letter and fine proposal, but amend the committee recommendation to two weeks following the second letter for scheduling lot cleanup with cost assessed to the account. Discussion: At time of home resale closing, lot clean-up fees may be recouped. Unanimously approved.
- VII. **Management Report:**
 - A. Show of VMS reports.
 - B. Total calls made to homeowners.
 - C. Yellow tag notices.
 - D. Total trash cans observed including the yellow tags.
 - E. Lot cleanups for occupied properties: Account #21132
- VIII. **Unfinished Business:**
 - A. 3rd courtesy letter follow up:
 1. Account #20202 (weeds)
 2. Account #20542 (weeds)
 - B. Account #18588 (weeds)

IX. New Business:

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

1. Account #20301 (weeds)
2. Account #20473 (weeds)
3. Account #21661 (weeds)
4. Account #17800 (tree encroachment & weeds)
5. Account #19194 (weeds)
6. Account #18663 (weeds)
7. Account #19631 (weeds)
8. Account #19757 (weeds)
9. Account #18880 (weeds)
10. Account #17891 (gazebo complaint)
11. Account #24787 (cactus encroachment)
12. Account #18705 (weeds)

B. Review complaint Account #18701

X. Next meeting date:

July 11, 2012 6:00pm at the **Windmill Park Office.**

XI. Adjournment: