

Continental Ranch Community Association

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

Covenants Committee August 1, 2012 Meeting Minutes

I. Call to Order: 6:00 p.m. at the **Windmill Park Office.**

II. Roll Call: Present - Bill Cicala, Chair
Bob Vollbrecht, Vice-Chair
Peggy Bracken, Board Liaison
Paula Bellina, Management representative

Excused - Arlene Sieckowski

III. Approval of the August 1, 2012 Agenda was approved by Motion
(Vollbrecht/Bracken) and passed unanimously.

IV. Approval of the July 11, 2012 Minutes was approved by Motion
(Bracken/Vollbrecht) and passed unanimously.

V. Guests: Mr. Marty Ledvina.

The committee welcomed and thanked Mr. Ledvina for attending the meeting. Mr. Ledvina informed the Committee that he used to be a member, and wanted to observe how the meetings are currently being handled. He also mentioned he is interested in joining the Committee, Mr. Cicala (Chair) and other members welcomed him to do so. Mr. Ledvina had some concerns regarding the written complaint process & questions about some past volunteer work he had done for the Community, his concerns and questions were addressed. At the end of the meeting Mr. Ledvina commented on the great job the Committee is doing, he likes the new Homeowner friendly approach that is used in resolving violations, and he is impressed with our Board President Mr. John Lambert. He feels the changes made from past BOD to this current one, have been very beneficial.

VI. Board Actions from the July 19, 2012 BOD meeting:

Consent Agenda: (Action in Lieu of Meeting to approve Consent Agenda)

Covenants Committee Recommendations: Management verified that the following account violations had been resolved since the time of committee recommendation:

Accounts #17891 (weeds), #19631 (weeds), #20571 (weeds) and #18701

(miscellaneous items complaint). No further action needed. Committee recommends the following: #20030 (weeds) receive lot cleanup and pre-emergent application, with cost to be assessed to the account. Account #19178 (trash can) to receive a \$25.00 fine and loss of pool privileges for 30 days. Recommendation by the committee to the Board to approve the updated Covenants policy.

VII. Management Report:

- A. Show of VMS reports- between 7/12/2012 and 8/1/2012 there was a total of 83 letters sent. 77 first letters and 6 certified second letters sent. Breakdowns of the violations were included in the meetings packet.
- B. Total calls made to homeowners regarding violations- 51
- C. Total yellow tag notices placed on trash cans- 30
- D. Total trash cans observed including the Yellow tags – 97
- E. Lot cleanups – (4) completed lot cleanups: Account #18880, Account #21661, Account #20473, & Account #20030. (0) scheduled lot cleanups.
- F. Reviewed written request from Homeowner to have BOD assist in wall repairs. Management will hold off on the letter process until the BOD makes a decision.

VIII. Unfinished Business:

- A. **MOTION** (Cicala/Bracken) to recommend to the BOD that Account #20202 (weeds) be given a final notice asking that the weeds be removed in 2 weeks, if weeds remain after two weeks, a lot cleanup will be scheduled and costs to be assessed to the account. Motion was discussed and passed unanimously.

IX. New Business:

- A. 2nd letter request to appear before the committee:
 - 1. Account #20573 (plant encroachment) account is now in compliance.
 - 2. Account #22224 (street parking complaint) **MOTION** (Cicala/Vollbrecht) to have Management call owner and ask them to make room in the garage for the vehicle to avoid parking on the street. If in one month the vehicle remains on the street, the Committee will recommend a fine. Motion was discussed and passed unanimously.
 - 3. **MOTION** (Bracken/Vollbrecht) to recommend to the BOD that Account #19246 (weeds) receive a \$25 fine, 30 day pool suspension, and to have Management schedule a lot cleanup in 14 days if the weeds are not removed. The costs are to be assessed to account. Motion was discussed and passed unanimously.
 - 4. Account #23391 (trash can) account is now in compliance.
 - 5. Account #18701 (trailer complaint) **MOTION** (Bracken/Vollbrecht) to close the complaint, and inform the complainant of this action. Motion was discussed and passed unanimously.
- B. Account #18979 (complaint review) **MOTION** (Cicala/Bracken) to have Management contact Homeowner letting them know there are some issues at the property that may need to be addressed (inoperable vehicle, broken gate, tree encroachment) and to please contact management to discuss this matter. **MOTION** was discussed and passed unanimously.

X. Next meeting date: September 5, 2012 at 6:00 p.m. at the **Windmill Office**.

XI. Adjourned - By Motion at 6:49p.m. (Vollbrecht/Bracken) Motion passed unanimously.

DRAFT