

Continental Ranch Community Association

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

Covenants Committee Meeting October 3, 2012 Agenda

- I. **Call to Order:** 6:00 P.M at the **Windmill Park Office**
- II. **Roll Call –**
 - Bill Cicala (Chair)
 - Bob Vollbrecht (Vice-Chair)
 - Arlene Sieckowski
 - Peggy Bracken (Board Liaison)
- III. **Approval of the October 3, 2012 Agenda**
- IV. **Approval of the August 1, 2012 Minutes (no meeting held in September)**
- V. **Guests:**
- VI. **Board Actions from the September 20, 2012 BOD meeting:**
 - A. **CONSENT AGENDA COVENANTS**

Six properties identified in agenda for routine lot clean-ups after 14 days with \$25 fine and pool key suspension for 30 days. Two properties cleared (#20571 and #2030) since agenda publication. Four remaining properties: #19755, #21166, #18080, #23196.
 - B. **Letters to the Board:**
 1. **MOTION** made/seconded (Bracken/DeLarge) to approve the request of a tenant to park a vehicle on the street (W. Yarbough #22224). Home owner, Ms. Marita Gomez, had extended her permission to the tenant. Unanimously disapproved. Request to go to Covenants Committee for additional information and recommendation.
 2. Owner Mr. Steven Marzan, W. Mural Hill Drive, (#22934) requests parking variances for seven vehicles belonging to the residents at that address, currently utilizing garage, driveway, area cul de sac and one vehicle in street. Refer to Covenants Committee for additional information and recommendation.
 3. Owner, Mr. Ronald Craig, N. Crystal Moon Ct, (#18881) requests parking variance for 26' RV to be parked in residence driveway. RV and truck extend over sidewalk. **MOTION** made/seconded (Lambert/Lemieux) to deny variance request. Unanimously approved.
 4. Owner, Mr. Robert R. Finley, W. Chervil Place, (#20300) requests parking variance for motor home for a four-week period of time while in the process of sale. **MOTION** made/seconded (Bracken/Pope) to deny variance request. Unanimously approved.
 5. Owners, Mr. and Mrs. Michael McGuigan, N. Quail Park Place (#20499) gave permission to tenant, Mr. and Mrs. Richard Coronado, to park a trailer on the property, hidden by a previously-approved RV screen in need of repair. Tenant assures repairs have been completed. **MOTION** made/seconded (DeLarge/Stimpson) to approve the RV parking variance

All CRCA Board and Committee Meetings are audio recorded.

behind the screen for a period of one year, at which time request is to be reviewed again. Unanimously approved.

- C. Violation Complaint Form submitted in July (#19802). MOTION made/seconded (Lemieux/Stimpson) to proceed with the Covenants' Committee process, with property owner to be requested to appear before the Board. Unanimously approved. The Board was informed after the meeting that the property owner had been sent a letter requesting them to appear before the Board.
- D. Action in Lieu of the Meeting (September 24, 2012): Account #19802 (violation complaint form) the Board of Directors approved the action to impose a fine of \$50.00 for the unresolved covenants violations as stated on the written notices issued to the resident. In the event that the violations are not brought into compliance within 10 days of this action-in-lieu, a daily fine (to be determined by the Board of Directors) will be imposed on the account until the property is brought into compliance.

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 scheduled and completed

VIII. Unfinished Business:

- A. Account #22224 (street parking variance request)
- B. Account #22934 (street parking variance request)

IX. New Business:

- A. 2nd letter requests to appear before the Committee:
 - 1. Account #21329 (weeds)
 - 2. Account #17846 (weeds)
 - 3. Account #20229 (weeds)
 - 4. Account #18705 (weeds)
 - 5. Account #17943 (weeds)
 - 6. Account #20601 (weeds)
 - 7. Account #17704 (weeds)
 - 8. Account #18018 (weeds)
 - 9. Account #19023 (weeds)
 - 10. Account #21688 (weeds)
 - 11. Account #18867 (weeds)
 - 12. Account #18971 (weeds)
 - 13. Account #19393 (weeds)
 - 14. Account #24745 (misc. item)
 - 15. Account #24983 (tree encroachment & basketball equipment violation)

- B. Account #20298 (RV variance change & Trailer variance requests)
- C. Account #23441 (roof coating)
- D. Account #25092 (weeds, bank owned property)

X. Next meeting date:

November 7, 2012 6:00pm at the **Windmill Park Office**

XI. Adjournment:

DRAFT