

# *Continental Ranch Community Association*

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

## **Covenants Committee November 7, 2012 Meeting Minutes**

- I. **Call to Order:** 5:57 p.m. at the **Windmill Park Office.**
- II. **Roll Call:** Present - Bill Cicala (Chair)  
Leslie Hammond  
Bob Vollbrecht,  
Arline Sieckowski  
John Lambert, Board President  
Paula Bellina, Management representative  
  
Excused - Peggy Bracken, Board Liaison
- III. **Committee Member Renewal: RECOMENDATION** (Cicala/Vollbrecht) to the BOD that committee members Bill Cicala, Leslie Hammond, Bob Vollbrecht, and Arline Sieckowski be reinstated as members of the Covenants Committee, and also recommending that Al Diaz, and Duane & Cindy Snider be accepted as new members of the Covenants Committee. Recommendation was discussed and passed unanimously.
- IV. **Election of Committee Officers: MOTION** (Hammond/Sieckowski) to elect Bill Cicala as Chairman and Leslie Hammond as Vice-Chairman. Motion was discussed and passed unanimously.
- V. **Guests:** Al Diaz, Duane & Cindy Snider.
- VI. **Approval of the November 7, 2012 Agenda was approved by Motion** (Sieckowski/Vollbrecht) and passed unanimously.
- VII. **Approval of the October 3, 2012 Minutes was approved by Motion** (Vollbrecht/Sieckowski) and passed unanimously.
- VIII. **Board Actions from the October 18, 2012 BOD meeting:**  
Board Actions from the October 18, 2012 BOD meeting:  
IX. CONSENT AGENDA: COVENANTS COMMITTEE RECOMMENDATIONS:  
a1. & a2. STREET PARKING VARAINCES:  
Account #22224 recommend denial of street parking variance. Item #22934 for shed and driveway expansion has been satisfied and cleared.  
b. LOT CLEANUPS AFTER 14 DAYS:  
Items 1. #21329, 3. #17846, 5. #17943 (all for weeds). Costs charged to homeowners. Items 2. #18705 and 4. #20229 listed have been satisfied and cleared.  
c. LOT CLEANUPS AFTER 14 DAYS WITH FINE/POOL KEY SUSPENSION FOR 30 DAYS:

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Items 4. #17704 and 6. #21688 (both for weeds). Costs charged to homeowners. Items

1. #18971, 2. #19393, 3. #20601, 5. #19023, 7. #18857 listed have been satisfied and cleared.

d. LOT CLEANUP WITH FINE AND POOL KEY SUSPENSION FOR 30 DAYS: Account #25745 (for miscellaneous items in front yard) has been satisfied and cleared.

g. ROOF COATING COMPLAINT:

Account #23441, is to be cleared by 23 October. No further action unless default after that date.

h. LOT CLEANUP ON BANK-OWNED PROPERTY:

Lot cleanup authorized, Account #25092 with costs charged to property account. Code 86500.

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i. NEW COMMITTEE MEMBER:

Ms. Leslie Hammond recommended for reappointment to committee.

MOTION made/seconded (DeLarge/Lemieux) to accept the Consent Agenda items as presented. Unanimously approved.

XII. COVENANTS COMMITTEE:

E. LOT CLEANUP:

Account #24983, weeds, tree pruning, basketball equipment not in compliance. MOTION made/seconded (Ziegler/DeLarge) to authorize routine action for lot clean-up and notify homeowner to request variance for basketball equipment installed erroneously in concrete on the incorrect side. Unanimously approved.

F. VARIANCE CHANGE:

Committee recommends approval of variance for parking both an RV and trailer anywhere in side yard behind gate, Account #20298. MOTION made/seconded (Lambert/ Lemieux) to disapprove the request, based on historical facts, documentation and situation. Current landscaping does not hide the two large items; some form of screening should be put up as required for other accounts. Mr. Seng to advise homeowner to plant material or upgrade wall (requiring Town of Marana permit). Five affirmative votes; one negative vote (DeLarge). Requires Committee follow-up and new recommendation to the Board of Directors.

#### **IX. Management Report:**

A. Show of VMS reports- between 10/04/2012 and 11/07/2012 there was a total of 70 letters sent. 56 first letters and 14 certified second letters sent. Breakdowns of the violations were discussed in the meeting.

B. Total calls made to homeowners regarding violations: 47

C. Total yellow tag notices placed on trash cans: 78

D. Total trash cans observed including the Yellow tags : 201

E. Lot clean-ups: 4 scheduled and 2 completed since last month's meeting

F. Total lot clean-ups completed for the 2011-2012 fiscal year: 13

#### **X. Unfinished Business:**

A. Account #20298 **MOTION** (Cicala/Sieckowski) to recommend to the BOD to disapprove the trailer variance until owner meets the RV/Trailer parking

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guidelines, by either adding in more landscaping or raising walls to screen trailer completely. Motion was discussed and passed unanimously.

- B. Account #18018 (weeds & tree trimmings) **MOTION** (Cicala/Sieckowski) to recommend to the BOD a lot clean-up be scheduled in 14 days if weeds and tree trimmings are still present at property, costs to be assessed to the account. Motion was discussed and passed unanimously.
- C. Account #23441 (roof coating complaint) **MOTION** (Cicala/Sieckowski) to revisit this matter at next month's meeting and review the progress made. Motion was discussed and passed unanimously.

## **XI. New Business:**

- A. 2<sup>nd</sup> letter request to appear before the committee:
  - 1. Account's #20055 (weeds), #25028 (weeds), #17891 (weeds), #17982 (weeds), & #18588 (weeds) **MOTION** (Vollbrecht/Hammond) to recommend to the BOD lot clean-ups for all properties with costs being assessed to the accounts. Motion was discussed and passed unanimously.
  - 2. Account's #17710 (weeds), #17714 (weeds), # 17800 (weeds), #19194 (weeds), #21354 (weeds), #19703 (weeds), #19804 (tree encroachment), #24980 (tree encroachment), & #19892 (plant encroachment) **MOTION** (Cicala/Sieckowski) to recommend to the BOD if violations are not brought into compliance in 14 days, a lot cleanup will be scheduled with costs being assessed to the accounts. Motion was discussed and passed unanimously.
  - 3. Account #18909 (weeds) **MOTION** (Cicala/Vollbrecht) to recommend to the BOD if weeds are not removed by 11/14/2012 a lot clean-up is to be scheduled in 14 days, with costs being assessed to the account. Motion was discussed and passed unanimously.
  - 4. Account #20605 (weeds) **MOTION** (Hammond/Vollbrecht) to have Management send Homeowner another letter thanking them for all of their efforts in removing the weeds, and ask if they can remove the small section of remaining weeds. Motion was discussed and passed unanimously.
  - 5. Account #20763 (weeds) **MOTION** (Cicala/Sieckowski) to revisit this matter at next month's meeting, in the meantime the Committee and Board will look into options on how to help Homeowner bring the property into compliance. Motion was discussed and passed unanimously.
  - 6. Account #18886 (weeds) **MOTION** (Vollbrecht/Sieckowski) to have Management send another letter to Homeowner thanking them for their efforts in removing the weeds, and ask if they can finish removing the remaining weeds. Motion was discussed and passed unanimously.
  
- B. Account #21719 (short term street parking request) **MOTION** (Cicala/Hammond) to have Management call homeowner and ask that they submit a written request asking the Board for a temporary variance. Motion was discussed and passed unanimously.

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

**XI. Adjourned - By Motion at 6:57p.m.** (Vollbrecht/Cicala) Motion passed unanimously.

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