

Continental Ranch Community Association

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

Covenants Committee December 5, 2012 Meeting Minutes

- I. **Call to Order:** 6:01 p.m. at the **Windmill Park Office.**
- II. **Roll Call:** Present - Bill Cicala (Chair)
Leslie Hammond (Vice Chair)
Bob Vollbrecht,
Arline Sieckowski
Al Diaz
Duane Snider
Peggy Bracken, Board Liaison
Paula Bellina, Management representative

Excused – Cindy Snider
- III. **Guests:** none
- IV. **Approval of the December 5, 2012 Agenda was approved by Motion** (Sieckowski/Vollbrecht) and passed unanimously.
- V. **Approval of the November 7, 2012 Minutes was approved by Motion** (Vollbrecht/D.Snider) and passed unanimously.
- VI. **Board Actions from the November 15, 2012 BOD meeting:**
COVENANTS: Item A—renew committee membership for the coming year for Mr. Bill Cicala, Ms. Leslie Hammond, Mr. Bob Vollbrecht, and Ms. Arline Sieckowski, and add new committee candidates Mr. Al Diaz, Mr. Duane Snider, Mrs. Cindy Snider.
Item B- approve lot clean-ups with costs charged to owners' accounts for weeds, #20055, 25028, 17891, 17982, 18588. Item C—approve lot cleanups after 14 days if weeds not removed, with costs charged to owners' accounts, #18018, 17710, 17714, 17800, 19194, 21354, 19703, 19892. Accounts #19804 and 24980 have been corrected and require no further action. Item D—Account #18909 has been corrected and requires no further action.
MOTION made/seconded (Ziegler/ DeLarge) to accept additions to the Consent Agenda as itemized above. Unanimously approved.
- VII. **Management Report:**
 - A. Show of VMS reports- between 11/08/12 and 12/05/2012 there was a total of 48 letters sent. 37 first letters and 11 certified second letters sent. Breakdowns of the violations were discussed in the meeting.
 - B. Total calls made to homeowners regarding violations: 27

All CRCA Board and Committee Meetings are audio recorded.

- C. Total yellow tag notices placed on trash cans: 54
- D. Total trash cans observed including the Yellow tags : 119
- E. Lot clean-ups: 4 completed and 3 scheduled since last month's meeting

VIII. Unfinished Business:

- A. Account #23441 (roof coating complaint) **MOTION** (Cicala/Sieckowski) to recommend to the BOD if there is no further progress made by December 15, 2012 on repairing or removing the roof coating, a \$25 fine is to be placed on the account. Motion was discussed and passed unanimously.

IX. New Business:

- A. 2nd letter request to appear before the committee:
 - 1. Account's #18701 (front yard maintenance) **MOTION** (Cicala/Sieckowski) to have Management call Homeowner and ask that they continue to trim all the dead branches off of the plant. Motion was discussed and passed unanimously.
 - 2. Account #21169 (weeds) **MOTION** (Cicala/Vollbrecht) to recommend to the BOD if the weeds have not been removed by December 15, 2012 a lot clean-up is to be scheduled with costs being assessed to the account. Motion was discussed and passed unanimously.

X. Next meeting date: January 2, 2013 at 6:00 p.m. at the **Windmill Office**.

XI. Adjourned - By Motion at 6:24p.m. (Sieckowski/D. Snider) Motion passed unanimously.