

Continental Ranch Community Association

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Covenants Committee January 2, 2013 Meeting Minutes

- I. **Call to Order:** 6:04 p.m. at the **Windmill Park Office.**
- II. **Roll Call:** Present - Bill Cicala (Chair)
Leslie Hammond (Vice Chair)
Bob Vollbrecht
Arline Sieckowski
Duane Snider
Peggy Bracken, Board Liaison
Paula Bellina, Management representative
Stephen Hinchliffe, Management representative

Absent - Cindy Snider (excused)
Al Diaz
- III. **Guests:** Mr. John Lambert was welcomed and thanked for his attendance.
- IV. **Approval of the January 2, 2013 Agenda with addition (VIII. *C.) was approved by consent of the committee.**
- V. **Approval of the December 5, 2012 Minutes was approved by Motion** (Sieckowski/Vollbrecht) and passed unanimously.
- VI. **Board Actions from the November 15, 2012 BOD meeting:**
CONSENT AGENDA: COVENANTS: Item A: Committee recommends \$25 fine, Account #23441, if no further progress to repair roof coating by 15 December 2012. Item B. For Account #21169, committee recommends lot clean-up to be scheduled with costs assessed to the account, if weeds have not been removed by 15 December 2012. Budget: 86500. MOTION made/seconded (Bracken/DeLarge) to accept additions to the Consent Agenda as itemized. Unanimously approved.
- VII. **Management Report:**
 - A. Show of VMS reports- between 12/06/2012 and 01/02/2013 there was a total of 39 letters sent. 30 first letters and 9 certified second letters sent. Breakdowns of the violations were discussed in the meeting.
 - B. Total calls made to homeowners regarding violations: 22
 - C. Total yellow tag notices placed on trash cans: 86
 - D. Total trash cans observed including the Yellow tags: 221
 - E. Lot clean-ups: 2 completed and 1 scheduled since last month's meeting

VIII. Unfinished Business:

- A. Account #18701 (maintenance of landscape) MOTION (Braken/Sieckowski) to postpone matter until next month's meeting. Motion was discussed and passed unanimously.
- B. Account #19802 (misc. items complaint) **MOTION** (Sieckowski/D.Snider) to recommend to the BOD that the \$5.00 daily fine continue until trash cans are stored in a non-visible location. Motion was discussed and passed unanimously.
- *C. Account #23441 (roof coating complaint) **MOTION** (Vollbrecht/Hammond) to recommend to the BOD that a monthly fine of \$25.00 be charged to the account until the roof coating has been removed or repaired. Motion was discussed and passed unanimously.

IX. New Business:

- A. 2nd letter request to appear before the committee:
 - 1. Account's #19377 (trailer & trash cans) **MOTION** (Hammond/Vollbrecht) to recommend to the BOD that a \$25.00 fine be charged to the account. Motion was discussed and passed unanimously. If violations are still present in 1 month, the committee will revisit the matter.
 - 2. Account #19870 (misc. items & trash cans) the property is in compliance on both violations, no action needed.
 - 3. Account #21115 (trash can) **MOTION** (Cicala/Braken) to recommend to the BOD if property is not in compliance by January 16, 2013 a \$25.00 fine is to be charged to the account. Motion was discussed and passed unanimously.
 - 4. Account #19776 (maintenance of landscape) the property is in compliance, no action needed.
 - 5. Account #21321 (weeds) the property is in compliance, no action needed.

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

XI. Adjourned - By Motion at 6:36p.m. (Sieckowski/Vollbrecht) Motion passed unanimously.