

# Continental Ranch Community Association

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## Covenants Committee March 6, 2013 Meeting Minutes

- I. **Call to Order:** 6:00 p.m. at the **Windmill Park Office.**
- II. **Roll Call:** Present - Bill Cicala (Chair)  
Leslie Hammond (Vice-Chair)  
Bob Vollbrecht  
Arline Sieckowski  
Al Diaz  
Nick Westphal  
Peggy Bracken, Board Liaison  
Paula Bellina, Management representative  
  
Excused - Duane Snider  
Cindy Snider
- III. **Guests:** Mr. Otto Gal attended the meeting to address his concerns on street parking and having to submit complaint forms. The committee explained the guidelines and procedures for street parking and discussed the legalities of why complaint forms must be signed. Mr. Gal's concerns regarding street parking include poor visibility for pedestrians and vehicles blocking trash cans from being picked up. He asked if we could put an advertisement in the newsletter, giving a friendly reminder to Homeowners to please park their vehicles in the garage and driveway. The committee discussed this matter and made a **MOTION** (Cicala/Hammond) to recommend to the BOD to approve a street parking ad in the Windmill Newsletter, similar to the "Poop Fairy" ad. Some suggestions for the ad were to have a red stop sign logo with white or black lettering saying "Please remember, street parking can affect all your neighbors, please abide by no on-street parking, thank you". Motion was discussed and passed unanimously.
- IV. **Approval of the March 6, 2013 Agenda was approved by Motion** (Sieckowski/Vollbrecht) and passed unanimously.
- V. **Approval of the February 6, 2013 Minutes was approved by Motion** (Sieckowski/Vollbrecht) and passed unanimously.
- VI. **Board Actions from the January 17, 2013 BOD meeting:**  
CONSENT AGENDA: COVENANTS: Item A:-Mr. Nick Westphal approved as committee member. Item B:-Account #21666, (plant encroachment), recommend if property is not brought into compliance in 14 days, a lot cleanup is to be scheduled with costs being assessed to the account. Item C:-Account #19802, (weeds), recommend if property is not brought into compliance in 14 days, lot cleanup to be scheduled with costs being assessed to the account. Item D:-Account #22989

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(landscape parking), recommend a \$25.00 fine be charged to the account for non-compliance of the CC&Rs. Item E:-Account #18886 (inoperable vehicle), recommend approval of monthly fine of \$25.00 until the property is brought into compliance. Item F:-Account #18976 (storage container), recommend \$25.00 fine to be placed on account if container has not been removed by 21 February 2013. MOTION made/seconded (Bracken/Stimpson) to accept additions and approve the Consent Agenda as itemized. Unanimously approved.

## VII. Management Report:

- A. Show of VMS reports- between 2/07/2013 and 3/06/2013 there was a total of 110 letters sent. 102 first letters and 8 certified second letters sent. Breakdowns of the violations were discussed in the meeting.
- B. Total calls made to homeowners regarding violations: 77
- C. Total yellow tag notices placed on trash cans: 17
- D. Total trash cans observed including the Yellow tags : 81
- E. Lot clean-ups: none

## VIII. Unfinished Business:

- A. Account #22989 (inoperable vehicle, street parking, & landscape parking complaint) Property is now in compliance regarding these matters, complaint can be closed.
- B. Account 23441 (roof coating complaint) Property is still in violation, \$25 monthly fine to continue and account will be reviewed at next month's meeting.
- C. Account #18886 (Inoperable vehicle) Property is still in violation, \$25 monthly fine to continue and account will be reviewed at next month's meeting.
- D. Account #19377 (trailer) **MOTION** (Cicala/Siekowski) to recommend to the BOD that the approved \$25 fine from January 17, 2013 be carried over to this month, due to trailer being brought back and stored on the landscape. Motion was discussed and passed unanimously.  
A second motion was made during the review of this account **MOTION** (Cicala/Siekowski) to recommend to the BOD that reoccurring violations over the course of 3 month's do not start over from the beginning of the covenants process, the committee would like the account brought back to them at the next meeting for review. Motion was discussed and passed unanimously.
- E. Account #20511 (street parking complaint) Property is in compliance, complaint closed.

## IX. New Business:

- A. 2<sup>nd</sup> letter request to appear before the committee:
  - 1. Account #25227 (plant encroachment) **MOTION** (Bracken/Cicala) to recommend to the BOD if property is not brought into compliance by 3/21/2013 a lot clean-up is to be scheduled with costs being assessed to the account. Motion was discussed and passed unanimously.
  - 2. Account #20862 (weeds) **MOTION** (Cicala/Hammond) to recommend to the BOD if property is not brought into compliance by 3/21/2013 , a lot clean up is to be scheduled with costs being assessed to the account, and/or \$25 fine be placed on account. Motion was discussed and passed unanimously.
  - 3. Account #22224 (street parking complaint) property is now in compliance, complaint closed.

4. Account #19377 (misc. item) **MOTION** (Cicala/Vollbrecht) to recommend to the BOD a \$25 fine be placed on account and committee will revisit matter at next month's meeting. Motion was discussed and passed unanimously.
5. Account #20158 (broken gate) **MOTION** (Hammond/Siekowski) to recommend to the BOD that a \$25 monthly fine be placed on the account until the gate has been repaired. Motion was discussed and passed unanimously.

**X. Next meeting date:** April 3, 2013 at 6:00 p.m. at the **Windmill Office**.

**XI. Adjourned - By Motion at 6:56p.m.** (Bracken/Cicala) Motion passed unanimously.