

Continental Ranch Community Association

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Covenants Committee April 3, 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)
Arline Sieckowski
Al Diaz
Duane Snider
Cindy Snider
Nick Westphal
Peggy Bracken, Board Liaison
Paula Bellina, Management representative
Stephen Hinchliffe, Management representative

Excused - Bob Vollbrecht
- III. **Guests:** None
- IV. **Approval of the April 3, 2013 Agenda with addition VIII., D. was approved by Motion** (Sieckowski/D. Snider) and passed unanimously.
- V. **Approval of the March 6, 2013 Minutes was approved by Motion** (C. Snider/Sieckowski) and passed unanimously.
- VI. **Board Actions from the March 21, 2013 BOD meeting:**
Meeting was canceled due to lack of quorum. The following motions were approved by Action-in-Lieu of a meeting on 03.26.2013.
 - a. Plant Encroachment, ID #25227 – approve a lot cleanup for Account #25227, with costs being assessed to the account, as recommended by the Covenants Committee.
 - b. Weeds, ID #20862 – approve a lot cleanup for Account #20862, with costs being assessed to the account, as recommended by the Covenants Committee.
 - c. Miscellaneous Items, ID #19377 – approve a fine of \$25.00 for Account #19377, as recommended by the Covenants Committee.
- VII. **Management Report:**
 - A. Show of VMS reports- between 3/7/2013 and 4/3/2013 there was a total of 257 letters sent. 224 first letters and 33 certified second letters sent. Breakdowns of the violations were discussed in the meeting.
 - B. Calls made to homeowners regarding violations: 162
 - C. Yellow tag notices placed on trash cans: 42
 - D. Total trash cans observed:169
 - E. Lot clean-ups: 1 completed, 2 scheduled

All CRCA Board and Committee Meetings are audio recorded.

VIII. Unfinished Business:

- A. Account #23441 (roof coating complaint) account is now in compliance, complaint closed.
- B. Account #18886 (inoperable vehicle, \$25 monthly fine) Property is still in violation, \$25 monthly fine to continue and account will be reviewed at next month's meeting.
- C. Account #19377 (misc. items, \$25 monthly fine) Property is still in violation, \$25 monthly fine to continue and account will be reviewed at next month's meeting.
- D. **MOTION** (Cicala/Sieckowski) to recommend to the BOD that in addition to the \$25 monthly fine being placed on Account's #18886 (inoperable vehicle) & #19377 (misc. items) the pool privileges also be suspended until accounts come into compliance. Motion was discussed and passed unanimously.

IX. New Business:

- A. 2nd letter request to appear before the committee:
 - 1. Account's #25029 (weeds), #19509 (weeds), #21591 (weeds), & #18588 (weeds) **MOTION** (Bracken/Cicala) to recommend to the BOD if weeds are not removed by 04.18.2013, lot clean-ups for all properties be scheduled with costs being assessed to the accounts. Motion was discussed and passed unanimously.
 - 2. Account #18271 (weeds) **MOTION** (Sieckowski/C. Snider) to have management send letter thanking homeowner for their efforts at removing the weeds, and ask that they continue to remove the remaining weeds. Committee will revisit matter at next month's meeting. Motion was discussed and passed unanimously.
 - 3. Account #21830 (weeds) **MOTION** (Cicala/C. Snider) to recommend to the BOD if weeds are not removed by 04.18.2013 a lot clean-up is to be scheduled with costs being assessed to the account. Management is to send letter to homeowner informing them if a lot clean-up is scheduled, their account will be assessed the costs of the lot clean-up. Motion was discussed and passed unanimously.
 - 4. Account #19332 (weeds) **MOTION** (Cicala/Diaz) to have management send letter thanking homeowner for their efforts at removing the weeds, and ask that they continue to remove the remaining weeds. Committee will revisit matter at next month's meeting. Motion was discussed and passed unanimously.
 - 5. Account #17782 (weeds) **MOTION** (Cicala/D. Snider) to recommend to the BOD a lot clean-up for property is scheduled with costs being assessed to the account. Motion was discussed and passed unanimously.
 - 6. Account's #25649 (weeds), #17846 (weeds), #25428 (weeds), #20724 (weeds), #24766 (weeds), #18068 (weeds), & #22212 (weeds) all accounts are now in compliance, no further action needed.

X. Next meeting date: May 1, 2013 at 6:00 p.m. at the **Windmill Office**.

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

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