

Continental Ranch Community Association

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

Covenants Committee May 1, 2013 Meeting Minutes

- I. **Call to Order:** 6:00 p.m. at the **Windmill Park Office.**
- II. **Roll Call:** Present - Bill Cicala (Chair)
Al Diaz
Duane Snider
Cindy Snider
Nick Westphal
Paula Bellina, Management representative
Stephen Hinchliffe, Management representative

Excused - Leslie Hammond (Vice-Chair)
Bob Vollbrecht
Arline Sieckowski
Peggy Bracken, Board Liaison
- III. **Guests:** None
- IV. **Approval of the May 1, 2013 Agenda was approved by Motion**
(Westphal/Diaz) and passed unanimously.
- V. **Approval of the April 3, 2013 Minutes was approved by Motion**
(Cicala/C. Snider) and passed unanimously.
- VI. **Board Actions from the April 18, 2013 BOD meeting:**
Meeting was canceled due to lack of quorum. The following motions were approved by Action-in-Lieu on 04.24.2013
 - a. Miscellaneous Items, ID #19377 – approval that in addition to the \$25 monthly fine being placed on account #19377 (misc. items) the pool privileges also be suspended for 30-days.
 - b. Weeds, ID #25029, ID #19509, ID #21591, ID #18588 – approval of lot cleanups for all aforementioned accounts, with costs being assessed to the accounts, as recommended by the Covenants Committee.
- VII. **Management Report:**
 - A. Show of VMS reports- between 04/04/2013 and 05/01/2013 there was a total of 239 letters sent. 170 first letters and 69 certified second letters sent. Breakdowns of the violations were discussed in the meeting.
 - B. Calls made to homeowners regarding violations: 159
 - C. Yellow tag notices placed on trash cans: 65
 - D. Total trash cans observed:231
 - E. Lot clean-ups: 2 completed, 4 scheduled

All CRCA Board and Committee Meetings are audio recorded.

VIII. Unfinished Business:

- A. Account #18886 (inoperable vehicle, \$25 monthly fine) Closed
- B. Account #19377 (misc. items, \$25 monthly fine/pool key suspension) MOTION (Cicala/Westphal) to continue with the monthly fine and pool key suspension. Motion was discussed and passed unanimously.

IX. New Business:

- A. 2nd letter request to appear before the committee:
 - 1. Account's #20869 (weeds) **MOTION** (Cicala/C.Snider) to recommend to the BOD that a lot clean-up be scheduled, with costs being assessed to the account. Motion was discussed and passed unanimously. Committee requests direction from BOD about including pre-emergent spray with all lot cleanups.
 - 2. Account #20650 (weeds), #21156 (weeds), #17748 (weeds), #25483 (weeds), #18886 (weeds), #24842 (weeds), #20243 (weeds), & #20181 (weeds) **MOTION** (Cicala/D. Snider) to recommend to the BOD if weeds are not removed by 05.16.2013 a lot clean-up is to be scheduled with costs being assessed to the account. Motion was discussed and passed unanimously.
 - 3. Account #20855 (weeds) MOTION (Cicala/Diaz) to have management send a letter thanking the 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.
 - 4. Account #22553 (weeds) MOTION (Cicala/D. Snider) to have management send a letter thanking the 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 #18632 (ARC approval/ wall addition) **MOTION** (Cicala/Westphal) to recommend to the BOD a \$25 fine be placed on the account and a 30 pool suspension. Management is to send another letter to Homeowner asking for submission of ARC application and copy of Permit from the Town of Marana. Motion was discussed and passed unanimously.

X. Next meeting date: June 5, 2013 at 6:00 p.m. at the **Windmill Office.**

XI. Adjourned - By Motion at 6:55p.m. (C. Snider/Cicala) Motion passed unanimously.