

Continental Ranch Community Association

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

Covenants Committee Meeting July 3, 2013 Agenda

- I. Call to Order:** 6:00 P.M at the **Windmill Park Office**
- II. Roll Call :** Bill Cicala (Chair)
Leslie Hammond (Vice-Chair)
Bob Vollbrecht
Arline Sieckowski
Al Diaz
Duane Snider
Cindy Snider
Nick Westphal
Peggy Bracken (Board Liaison)
- III. Guests:**
- IV. Approval of the July 3, 2013 Agenda**
- V. Approval of the June 5, 2013 Minutes**
- VI. Board Actions from the June 20, 2013 BOD meeting:**
 - A. COVENANTS CONSENT AGENDA: Approve \$25.00 fines on each of the following accounts for weed violations- #19776, 20049, 25773, 21666, 22224, 18152, 19740, 19757, 22636, as recommended by committee. (Note: Account #18152 corrected and removed from violation.) Approve lot cleanups for accounts with weeds violations-#20055 and #25554, with costs assessed to each account as recommended by committee. Budget code: 86500. (Note: Account #25554 corrected and removed from violation.) Approve lot cleanup for weeds and tree encroachment violations- #21205, with costs assessed to account as recommended by committee. Budget code: 86500. Approve \$25.00 fine, Account #18746 for trash can violations, as recommended by committee.
 - B. STREET PARKING: MOTION made/seconded (Bracken/Vollbrecht) to approve an ad in the upcoming Windmill addressing street parking, as recommended by committee. Unanimously approved.
 - C. POLICY ENFORCEMENT: MOTION made/seconded (Bracken/Vollbrecht) to approve a revision to the Covenants policy so that recurring violations over the course of three months do not start over from the beginning of the covenants' process. Such accounts to be returned to committee for review. Unanimously approved.
 - D. WALL ADDITION: MOTION made/seconded (Lambert/Bracken) to postpone action on Account #18632. Unanimously approved. (Note: Account has been cleared of violation.)

E. PRE-EMERGENT APPLICATION CLARIFICATION: For lot clean-up projects, application of pre-emergent is considered depending on follow-up availability to "water in" as needed. Costs of pre-emergent and follow-up watering is a legal part of the property assessment and not a fine, as explained by counsel.

VII. Management Report:

- A. Show of VMS reports
- B. Calls made to homeowners
- C. Yellow tag notices
- D. Total trash cans observed
- E. Lot clean ups

VIII. Unfinished Business:

- A. Account #19377 (misc. items, \$25 monthly fine/30 day pool suspension)
- B. Account #21666 (weeds, \$25 fine)
- C. Account #22224 (weeds, \$25 fine)

IX. New Business:

A. 2nd letter requests to appear before the Committee:

- 1. Account #19980 (weeds)
- 2. Account #19991 (weeds)
- 3. Account #20002 (weeds)
- 4. Account #23206 (weeds) – closed
- 5. Account #26167 (weeds)
- 6. Account #18681 (weeds) – closed
- 7. Account #21666 (maintenance of landscaping)

- 8. Account #17717 (trash can) – closed
- 9. Account #21018 (trash can) – closed
- 10. Account #17755 (trash can)
- 11. Account #22224 (trash can) - closed
- 12. Account #19985 (Holiday decorations & weeds)
- 13. Account #20049 (misc. item removal) – closed

- 14. Account #19658 (Boat)

- B. Lot clean-up pricing review

X. Next meeting date:

August 7, 2013 6:00pm at the **Windmill Park Office**

XI. Adjournment: