

Continental Ranch Community Association

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

Covenants Committee July 3, 2013 Meeting Minutes

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

Excused - Leslie Hammond (Vice-Chair)
Cindy Snider
Peggy Bracken, Board Liaison
- III. **Guests:** None
- IV. **Approval of the July 3, 2013 Agenda was approved by Motion** (Sieckowski/D. Snider) and passed unanimously.
- V. **Approval of the June 5, 2013 Minutes was approved by Motion** (Vollbrecht/Westphal) and passed unanimously.
- 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- between 06/06/2013 and 07/03/2013 there was a total of 68 letters sent. 54 first letters and 14 certified second letters sent. Breakdowns of the violations were discussed in the meeting.
- B. Calls made to homeowners regarding violations: 23
- C. Yellow tag notices placed on trash cans: 22
- D. Total trash cans observed: 123
- E. Lot clean-ups: 2 scheduled

VIII. Unfinished Business:

- A. Account #19377 (misc. items) MOTION (Vollbrecht/Cicala) to continue with the \$25 monthly fine (approved by action-in-lieu on 04.18.2013). Motion was discussed and passed unanimously.
Account #19377 (misc. items) **MOTION** (Westphal/Cicala) to recommend to the BOD to suspend pool key for an additional 30 days. Motion was discussed and passed unanimously.
- B. Account #21666 (weeds & *maintenance of landscape, covenants agenda 07.03.2013, New Business: A.7.) **MOTION** (Vollbrecht/D. Snider) to recommend to the BOD if weeds and dead plants/shrubs have not been removed by 07.18.2013 a lot clean-up is to be scheduled, with costs assessed to account. Motion was discussed and passed unanimously.
- C. Account #22224 (weeds) Committee directed management to call Homeowner thanking them for their efforts at removing the weeds, and asked that they finish removing the few weeds that are remaining.

IX. New Business:

- A. 2nd letter request to appear before the committee:
 - 1. Account's #19980, #19991 & #20002 (weeds) **MOTION** (Westphal/Vollbrecht) to recommend to the BOD if weeds are not removed by 07.18.2013, a lot clean-up is to be scheduled with costs being assessed to the accounts. Motion was discussed and passed unanimously.
 - 2. Account #26167 (weeds) new owners have taken over the property, management will restart the covenants process. A phone call has been made to owners asking that the weeds be removed and management will follow up on property in 2 weeks.
 - 3. Account #17755 (trash can) & #19985 (holiday decorations) **MOTION** (Westphal/Vollbrecht) to recommend to the BOD a \$25 fine be placed on the accounts. Motion was discussed and passed unanimously.

All CRCA Board and Committee Meetings are audio recorded.

4. Account #19658 (boat) **MOTION** (Cicala/Westphal) to recommend to the BOD if the boat has not been removed from the property by 07.18.2013 a \$25 fine is to be placed on the account. Motion was discussed and passed unanimously.
5. Account #'s 23206(weeds), 18681(weeds), 17717(trash can), 21018(trash can), 22224(trash can), 20049(misc. item removal) all properties are now in compliance at this time, no action required.
6. Account #21666 (maintenance of landscaping) this account was reviewed in section VIII. Unfinished Business. B.

B. Lot clean-up pricing review: additional information required, committee will revisit and next month's meeting.

- X. **Next meeting date:** August 7, 2013 at 6:00 p.m. at the **Windmill Office**.
- XI. **Adjourned - By Motion at 7:15p.m.** (Vollbrecht/Westphal) Motion passed unanimously.