

# Continental Ranch Community Association

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

## **Covenants Committee August 7, 2013 Meeting Minutes**

- I. **Call to Order:** 6:00 p.m. at the **Windmill Park Office.**
- II. **Roll Call:** Present - Bill Cicala (Chair)  
Bob Vollbrecht  
Al Diaz  
Nick Westphal  
Peggy Bracken, Board Liaison  
Paula Bellina, Management representative  
  
Excused - Leslie Hammond (Vice-Chair)  
Arline Sieckowski  
Duane Snider  
Cindy Snider
- III. **Guests:** Homeowner Mr. Clark attended the meeting to discuss some street parking concerns and review pictures with the committee. The committee explained to Mr. Clark that they can understand his frustrations, but currently there is no violation that management can address. Mr. Clark was informed he was welcome to keep submitting complaint forms, which management can add to the Homeowners file, but no further action at this time could be taken.
- IV. **Approval of the August 7, 2013 Agenda was approved by Motion** (Vollbrecht/Westphal) and passed unanimously.
- V. **Approval of the July 3, 2013 Minutes was approved by Motion** (Diaz/Cicala) and passed unanimously.
- VI. **Board Actions from the June 20, 2013 BOD meeting:**  
COVENANTS COMMITTEE:
  - A. MOTION made/seconded (DeLarge/Westphal) to approve additional 30-day suspension of pool privileges for unresolved violation, Account #19377 (items in yard), as recommended by committee. Unanimously approved.
  - B. MOTION made/seconded (Westphal/DeLarge) to approve lot cleanup with costs to be assessed to Account #21666 (weeds and landscape maintenance), as recommended by committee. Unanimously approved. (Budget code: 86500.)
  - C. MOTION made/seconded (Stimpson/DeLarge) to approve lot cleanups with costs assessed to Accounts #19991 and #20002 (weeds violations) as recommended by committee. (Account #19980 has been cleared.) Unanimously approved. (Budget code: 86500.)

D. MOTION made/seconded (DeLarge/Stimpson) to approve \$25.00 fine, Account #17755 (trash can violation), as recommended by committee. Unanimously approved.

E. MOTION made/seconded (DeLarge/Stimpson) to approve \$25.00 fine, Account #19985 (holiday decoration violation), as recommended by committee. Unanimously approved.

F. MOTION made/seconded (DeLarge/Stimpson) to approve \$25.00 fine, Account #19658 (boat storage violations) as recommended by committee. Unanimously approved.

**VII. Management Report:**

A. Show of VMS reports- between 07/04/2013 and 08/07/2013 there was a total of 133 letters sent. 128 first letters and 5 certified second letters sent. Breakdowns of the violations were discussed in the meeting.

B. Calls made to homeowners regarding violations: 83

C. Yellow tag notices placed on trash cans: 30

D. Total trash cans observed: 114

E. Lot clean-ups: 1 completed

**VIII. Unfinished Business:**

A. Account #19377 (misc. items) **MOTION** (Cicala/Vollbrecht) to recommend to the BOD that in lieu of the current \$25 monthly fine being placed on account (approved by action-in-lieu on 04.18.2013), a \$25 weekly fine be placed on the account until the property is brought into compliance. Committee also recommends pool privileges be suspended for an additional 30 days. Motion was discussed and passed unanimously.

B. Account #19658 (Boat) Boat has been removed, no action required.

C. Lot clean-up pricing review: After reviewing bids from other landscape companies, the committee would like to continue using La Cholla Landscaping to perform BOD approved lot clean-ups.

D. Newsletter Ads: reviewed covenants policy revision and no on-street parking ads in the August 2013 Windmill Newsletter. **MOTION** (Westphal/Cicala) to recommend to the BOD that the current no on-street parking ad in the Windmill Newsletter be a ¼ page minimum and placed outside of the advertising area. Motion was discussed and passed unanimously.

**IX. New Business:**

A. 2<sup>nd</sup> letter request to appear before the committee:

1. Account's #25651 (weeds) closed, no action needed at this time.

2. Account #24743 (weeds), #18698 (trash can), #24225 (trash can), & #25802 (trash can and trash) **MOTION** (Cicala/Westphal) to recommend to the BOD if accounts are not brought into compliance by 08.15.2013 a \$25 fine is to be placed on the account and loss of pool privileges for 30 days. Motion was discussed and passed unanimously.

**X. Next meeting date:** August 7, 2013 at 6:00 p.m. at the **Windmill Office**.

**XI. Adjourned - By Motion at 7:13p.m.** (Vollbrecht/Westphal) Motion passed unanimously.