

Continental Ranch Community Association

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

Covenants Committee September 4, 2013 Meeting Minutes

- I. **Call to Order:** 6:02 p.m. at the **Windmill Park Office.**
- II. **Roll Call:** Present - Bill Cicala (Chair)
Bob Vollbrecht
Al Diaz
Duane Snider
Cindy Snider
Nick Westphal
Peggy Bracken, Board Liaison
Paula Bellina, Management representative

Excused - Leslie Hammond (Vice-Chair) Resigned
Absent - Arline Sieckowski
- III. **Guests:** Homeowner Mr. Keith Hartsuck attended the meeting to discuss the complaint he submitted regarding landscape debris, landscape parking & trailer storage. The committee reviewed the complaint and discussed with Mr. Hartsuck what recommendations they could send to the Board at this time.
 - A. **MOTION** (Cicala/Vollbrecht) to recommend to the BOD that Account #20274 (landscape debris, landscape parking & trailer) comply with the following recommendations so as to avoid further action being taken. Motion was discussed and passed unanimously.
 1. Owner and Guest parking to be restricted to garage, driveway & designated parking area next to home. Not to park on cleared area behind or beside home, unless approval from ARC to expand driveway has been received.
 2. Trailer & Landscape debris visible to neighboring properties and street is to be removed by next covenants meeting on 10/02/2013. If not, further action will be discussed at that time.
 3. When not in use, trailer is to be stored out of sight of neighboring properties and street.
- IV. **Approval of the September 4, 2013 Agenda with addition (*XI. New Business.) was approved by Motion** (Vollbrecht/D. Snider) and passed unanimously.
- V. **Approval of the August 7, 2013 Minutes was approved by Motion** (Vollbrecht/Diaz) and passed unanimously.
- VI. Committee member Leslie Hammond (Vice-Chair) submitted her resignation as of 09.04.2013. The committee and management staff was saddened to hear of Leslie's resignation, but look forward to when she can re-join again.

All CRCA Board and Committee Meetings are audio recorded.

MOTION (Cicala/Diaz) to accept Mr. Nick Westphal as the new Vice-Chair on the covenants committee. Motion was discussed and passed unanimously.

VII. Board Actions from the August 15, 2013 BOD meeting:

A. MISCELLANEOUS ITEMS IN YARD:

MOTION made/seconded (DeLarge/Stimpson) to approve a \$25.00 weekly fine be placed on Account #19377 until the property is brought into compliance, and a 30-day suspension of pool privileges for the unresolved violation, as recommended by the Covenants Committee. Unanimously approved.

B. WEEDS VIOLATION:

MOTION made/seconded (Stimpson/DeLarge) to approve a \$25.00 fine and 30-day suspension of pool privileges for weeds violation, Account #24743, as recommended by the Covenants Committee. Unanimously approved.

C. TRASH CAN VIOLATIONS:

Account #18698 has been cleared. Account #24225, homeowner is deceased; postpone action. MOTION made/seconded (Westphal/DeLarge) to approve a \$25.00 fine and 30-day suspension of pool privileges for trash can violation, Account #25802, as recommended by the Covenants Committee. Unanimously approved.

D. NEWSLETTER ADVERTISEMENT:

MOTION made/seconded (Bracken/Westphal) to approve the Covenants' Committee recommendation for a covenants ¼-page newsletter ad for no on-street parking, outside the normal advertising area in the next Windmill. Unanimously approved.

VIII. Management Report:

A. Show of VMS reports- between 08/08/2013 and 09/04/2013 there was a total of 112 letters sent. 95 first letters and 17 certified second letters sent. Breakdowns of the violations were discussed in the meeting.

B. Calls made to homeowners regarding violations: 43

C. Yellow tag notices placed on trash cans: 30

D. Total trash cans observed:132

E. Lot clean-ups: none

IX. Unfinished Business:

A. Account #19377 (misc. items) **MOTION** (Cicala/D. Snider) to recommend to the BOD the \$25 weekly fine & 30 day pool suspension currently in place, continues until items have been removed. Motion was discussed and passed unanimously.

B. Account #24743 (weeds) **MOTION** (Cicala/D. Snider) to recommend to the BOD an additional \$25 fine & 30 day pool suspension is placed on account, committee will revisit next month. Motion was discussed and passed unanimously.

C. Account #25802 (trash cans & trash) **MOTION** (Cicala/C. Snider) to recommend to the BOD an additional \$25 fine & 30 day pool suspension is placed on account, committee will revisit next month. Motion was discussed and passed unanimously.

X. New Business:

A. 2nd letter request to appear before the committee:

1. Account's #19377 (weeds), #20033 (trailer), #21386 (trailer), #21021 (trailer) & #21155 (landscape parking) closed, no action needed at this time.
2. Account #21153 (wrecked vehicle) **MOTION** (Cicala/Vollbrecht) to recommend to the BOD if vehicle is not removed or stored in a non-visible location by 09.19.2013 a \$25 fine is to be placed on the account and loss of pool privileges for 30 days. Motion was discussed and passed unanimously.
- * 3. Account #20309 (storage containers) committee has instructed management to send 2nd notice to homeowner asking that the containers be removed. If not removed, the committee will review the account at the 10/02/2013 covenants meeting to discuss further action.

X. Next meeting date: October 2, 2013 at 6:00 p.m. at the **Windmill Office**.

XI. Adjourned - By Motion at 6:56p.m. (Westphal/Cicala) Motion passed unanimously.