

# Continental Ranch Community Association

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

## Covenants Committee October 2, 2013 Meeting Minutes

- I. **Call to Order:** 6:01 p.m. at the **Windmill Park Office.**
- II. **Roll Call:** Present - Bill Cicala (Chair)  
Nick Westphal (Vice-Chair)  
Bob Vollbrecht  
Arline Sieckowski  
Al Diaz  
Duane Snider  
Cindy Snider  
Peggy Bracken, Board Liaison  
Paula Bellina, Management representative
- III. **Guests:** none
- IV. **Approval of the October 2, 2013 Agenda was approved by Motion** (Sieckowski/Vollbrecht) and passed unanimously.
- V. **Approval of the September 4, 2013 Minutes was approved by Motion** (Westphal/Vollbrecht) and passed unanimously.
- VI. **Board Actions from the September 19, 2013 BOD meeting:**
  - A. ACCOUNT #2027—PARKING AND LANDSCAPE DEBRIS:  
MOTION made/seconded (DeLarge/Westphal) to approve recommendations of the Covenants Committee regarding Account #20274: Owner and guest parking restricted to garage, driveway and 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; trailer and landscape debris visible to neighboring properties and street to be removed by next Covenants meeting on 2 October 2013; trailer, when not in use, to be stored out of sight of neighboring properties and street. Compliance needed to avoid further action being taken. Unanimously approved.
  - B. ACCOUNT #19377—MISCELLANEOUS ITEMS:  
MOTION made/seconded (Stimpson/DeLarge) to approve a 30-day suspension of pool privileges and continue \$25.00 weekly fines on the account until the property is brought into compliance on miscellaneous items, as recommended by the Covenants Committee. Unanimously approved.
  - C. ACCOUNT #24743--WEEDS:  
MOTION made/seconded (Stimpson/Vollbrecht) to approve another \$25.00 fine and 30-day suspension of pool privileges for weed violation, as recommended by the Covenants Committee. (Lot clean-up authorization to be considered next.) Unanimously approved.

**All CRCA Board and Committee Meetings are audio recorded.**

D. ACCOUNT #25802—TRASH CAN AND TRASH:

MOTION made/seconded (DeLarge/Westphal) to approve another \$25.00 fine and 30-day suspension of pool privileges for trash can and trash violations, as recommended by the Covenants Committee. Unanimously approved.

E. ACCOUNT #21153—VEHICLE STORAGE:

MOTION made/seconded (Bracken/Westphal) to approve a \$25.00 fine and 30-day suspension of pool privileges for wrecked vehicle storage, as recommended by the Covenants Committee. Unanimously approved.

**VII. Management Report:**

- A. Show of VMS reports- between 09/05/2013 and 10/02/2013 there was a total of 192 letters sent. 168 first letters and 24 certified second letters sent. Breakdowns of the violations were discussed in the meeting.
- B. Calls made to homeowners regarding violations: 71
- C. Yellow tag notices placed on trash cans: 84
- D. Total trash cans observed: 276
- E. Lot clean-ups: none

**VIII. Unfinished Business:**

- A. Account #19377 (misc. items) Closed, no further action needed at this time.
- B. Account #24743 (weeds) **MOTION** (Westphal/Vollbrecht) to recommend to the BOD if weeds are not removed by 10.17.2013 a lot clean-up with pre-emergent is to be scheduled and costs assessed to the account. Motion was discussed and passed unanimously.
- C. Account #25802 (trash can & trash) **MOTION** (Diaz/Vollbrecht) to recommend to the BOD that a \$25 weekly fine & 30 day pool suspension be placed on the account until violation is corrected. Motion was discussed and passed unanimously.
- D. Account #21153 (wrecked vehicle storage) **MOTION** (Westphal/ D. Snider) to recommend to the BOD that a \$25 monthly fine be placed on the account, until the vehicle has been removed. Motion was discussed and passed unanimously.
- E. Account #20309 (storage containers, request for extension) **MOTION** (Sieckowski/D. Snider) to grant Homeowner extension until the next meeting on 11.06.2013, to have storage containers removed. Motion was discussed and passed unanimously.
- F. Account #20274 (complaint – trailer & landscape debris) **MOTION** (Cicala/Westphal) to recommend to the BOD that if the trailer is not emptied of debris and stored out of sight by 10.17.2013 a \$25 fine is to be placed on account. Motion was discussed and passed unanimously.

**IX. New Business:**

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

1. Account's #18588 (weeds) **MOTION** (Cicala/Diaz) to recommend to the BOD if weeds are not removed by 10.17.2013, a lot clean-up with pre-emergent is to be scheduled and costs assessed to the account. Motion was discussed and passed unanimously.
2. Account #19332 (weeds) **MOTION** (Vollbrecht/Diaz) to recommend to the BOD if weeds are not removed by 10.17.2013, a lot clean with pre-emergent is to be scheduled and costs assessed to the account. Motion was discussed and passed unanimously.
3. Account #22936 (weeds) **MOTION** (Westphal/D. Snider) to recommend to the BOD if weeds are not removed by 10.17.2013, a \$25 fine is placed on the account. Motion was discussed and passed unanimously.
4. Account #19333 (weeds) **MOTION** (Westphal/C. Snider) to recommend to the BOD if weeds are not removed by 10.17.2013, a \$25 fine is placed on the account. Motion was discussed and passed unanimously.
5. Account #18505 (weeds) **MOTION** (Westphal/Diaz) to recommend to the BOD that if weeds are not removed by 10.17.2013, a \$25 fine is placed on the account. In addition, if weeds are still present on 10.31.2013, a lot clean-up with pre-emergent is to be scheduled. Motion was discussed and passes, 7/1 opposed (Cicala).
6. Account #19740 (weeds) **MOTION** (Cicala/Sieckowski) to recommend to the BOD if weeds are not removed by 10.17.2013, a \$25 fine is to be placed on the account. Motion was discussed and passed unanimously.
7. Account #18561 (exposed landscaping liner) committee recommends that management is to send letter to homeowners thanking them for working on correcting this matter and ask that the liner be covered by 10.17.2013. If not, the committee will review account at next month's meeting.
8. Account #18727 (maintenance of landscaping) committee needs further information on what legally the Association can and can't do regarding this matter. Will revisit at next month's meeting.
9. Account #19870 (street parking complaint) **MOTION** (Cicala/C. Snider) to recommend to the BOD that a \$25 fine be placed on the account. Motion was discussed and passes 4/3 opposed (Diaz, Sieckowski, Westphal).
10. Account # 24743 (trash can) **MOTION** (Westphal/Diaz) to recommend to the BOD that a \$25 fine is placed on the account. Motion was discussed and passed unanimously.

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

**XI. Adjourned - By Motion at 7:27p.m.** (Diaz/Cicala) Motion passed unanimously.