

Continental Ranch Community Association

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Covenants Committee November 6, 2013 Meeting Minutes

- I. **Call to Order:** 6:03 p.m. at the **Windmill Park Office.**
- II. **Roll Call:** Present - Bill Cicala (Chair)
Nick Westphal (Vice-Chair)
Bob Vollbrecht
Peggy Bracken, Board Liaison
Paula Bellina, Management representative

Excused - Arline Sieckowski
Al Diaz
Duane Snider
Cindy Snider
- III. **Guests:** none
- IV. **Approval of the November 6, 2013 Agenda was approved by Motion** (Westphal/Vollbrecht) and passed unanimously.
- V. **Approval of the October 2, 2013 Minutes was approved by Motion** (Vollbrecht/Westphal) and passed unanimously.
- VI. **Committee Membership Renewal:**
MOTION (Cicala/Vollbrecht) recommends to the BOD to renew 2014 membership to the Covenants Committee for the following: Bill Cicala, Nick Westphal, Bob Vollbrecht, Al Diaz, Arline Sieckowski, Duane Snider and Cindy Snider. Motion was discussed and passed unanimously.
- VII. **Election of Committee Officers:**
MOTION (Cicala/Westphal) to appoint Bill Cicala as Committee Chair and Al Diaz as Vice-Chairperson. Motion was discussed and passed unanimously.
- VIII. **Committee Charter & Covenants Policy Review**
- IX. **Board Actions from the October 17, 2013 BOD meeting:**
COVENANTS COMMITTEE:
 - A. ACCOUNT #19870 - STREET PARKING: Action postponed by the president.
 - B. ACCOUNT #20274 - LANDSCAPE DEBRIS, PARKING & TRAILER: Letter received requesting extension on trailer parking; not read or acted upon. MOTION made/seconded (DeLarge/Stimpson) to approve \$25.00 fine for outstanding violations as recommended by the Covenants Committee. Unanimously approved.

C. ACCOUNT #25802 -TRASH CAN AND TRASH:

MOTION made/seconded (DeLarge/Stimpson) to approve another 30-day suspension of pool privileges and weekly \$25.00 fine until violations are corrected on Account #25802, as recommended by the Covenants Committee. Unanimously approved.

D. ACCOUNT #24743 -TRASH CAN:

MOTION made/seconded (DeLarge/Stimpson) to approve \$25.00 fine on account #24743 for trash can violation as recommended by the Covenants Committee. Unanimously approved.

E. ACCOUNT #21153 - WRECKED VEHICLE:

MOTION made/seconded (Bracken/Stimpson) to approve monthly \$25.00 fine until the vehicle has been removed on account #21153, as recommended by the Covenants Committee. Unanimously approved.

F. ACCOUNTS #24743, 18588, 19332 -WEEDS: Account #19332 requested extension until Monday (21 October 2013) - granted. MOTION made/seconded (Stimpson/DeLarge) to approve lot cleanups with pre-emergent spray for accounts #24743 and #18588 with the costs assessed to the accounts, and account #19333 with cost assessed to account if not cleared after 21 October 2013, as recommended by the Covenants Committee. Unanimously approved.

G. ACCOUNTS #22936, 19332, 19740 - WEEDS: Accounts #22936 and 19332 have been cleared. MOTION made/seconded (DeLarge/Stimpson) to approve \$25.00 fine on account #19740 as recommended by the Covenants Committee. Unanimously approved.

H. ACCOUNT #18505 - WEEDS: MOTION made/seconded (DeLarge/Bracken) to approve a \$25.00 fine on account #18505 and authorize a lot cleanup if the violations have not been corrected by 31 October 2013, with costs assessed to the account as recommended by the Covenants Committee. Unanimously approved.

X. Management Report:

- A. Show of VMS reports- between 10/03/2013 and 11/06/2013 there was a total of 73 letters sent. 58 first letters and 15 certified second letters sent. Breakdowns of the violations were discussed in the meeting.
- B. Calls made to homeowners regarding violations: 32
- C. Yellow tag notices placed on trash cans: 33
- D. Total trash cans observed: 222
- E. Lot clean-ups: 2 completed, 1 scheduled

XI. Unfinished Business:

- A. Account #24743 (trash can) **MOTION** (Cicala/Vollbrecht) recommends to the BOD another \$25 fine be placed on account and pool suspension. Motion was discussed and passed unanimously.
- B. Account #25802 (trash can & trash) \$25 weekly fines and pool suspension currently in place on this account. Committee would like to continue with this action and will revisit at next months meeting.
- C. Account #21153 (wrecked vehicle storage) **MOTION** (Westphal/Cicala) recommends to the BOD that a \$25 weekly fine be placed on the account and pool suspension until the vehicle has been removed. Motion was discussed and passed unanimously.

- D. Account #20274 (complaint - trailer & landscape debris) **MOTION** (Cicala/Westphal) recommends to the BOD another \$25 fine be placed on account and pool suspension. Motion was discussed and passed unanimously.
- E. Account #19870 (street parking complaint) variance request was submitted to BOD, no action taken by committee at this time.
- F. Account #20309 (storage containers, request for additional extension) **MOTION** (Cicala/Bracken) to grant Homeowner extension until the next meeting on 12/04/2013 to have storage containers removed. If not removed, no additional extensions will be given and fines will be recommended. Motion was discussed and passed unanimously.
- G. Account #18727 (maintenance of landscaping) **MOTION** (Cicala/Westphal) recommends to the BOD that a \$25 fine be placed on account and pool suspension. Motion was discussed and passed unanimously.

XII. New Business:

- A. 2nd letter request to appear before the committee:
 - 1. Account's #20055 (weeds) closed, no action needed.
 - 2. Account #19246 (weeds) & #18934 (maintenance of landscaping) **MOTION** (Cicala/Bracken) recommends to the BOD a lot clean with pre-emergent is to be scheduled and costs assessed to the accounts. Motion was discussed and passed unanimously.
 - 3. Account #21819 (maintenance of landscaping) **MOTION** (Cicala/Vollbrecht) recommends to the BOD a \$25 fine be placed on the account and pool suspension. Motion was discussed and passed unanimously.
 - 4. Account #21154 (weeds) Committee has instructed management to send Homeowners a thank you letter for all the work they have completed so far, and to ask that the remaining weeds be removed.
 - 5. Account #24926 (trailer) **MOTION** (Westphal/Cicala) recommends to the BOD if trailer is not removed by 11/19/2013 a \$25 fine be placed on the account and pool suspension. Motion was discussed and passed unanimously.
 - 6. Account #21289 (trailer) **MOTION** (Cicala/Vollbrecht) recommends to the BOD if trailer is not removed by 11/19/2013 a \$25 fine is placed on the account and pool suspension. Motion was discussed and passed unanimously.
 - 7. Account #19864 (trailer & misc. items) closed, no action needed.
 - 8. Account #25802 (ARC approval, AZ room addition) **MOTION** (Cicala/Bracken) recommends to the BOD if ARC application is not received by 11/19/2013, a \$25 fine be placed on the account and pool suspension. Motion was discussed and passed unanimously.

- B. **Motion** (Cicala/Vollbrecht) recommends to the BOD that the Covenants meeting on January 1, 2014, be changed to January 2, 2014 due to the New Year's Holiday. Motion was discussed and passed unanimously.

X. Next meeting date: December 4, 2013 at 6:00 p.m. at the **Windmill Office**.

XI. Adjourned - By Motion at 7:00p.m. (Cicala/Vollbrecht) Motion passed unanimously.