

# Continental Ranch Community Association

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## Covenants Committee December 4, 2013 Meeting Minutes

- I. **Call to Order:** 6:01 p.m. at the **Windmill Park Office.**
- II. **Roll Call:** Present - Bill Cicala (Chair)  
Al Diaz (Vice-Chair)  
Bob Vollbrecht  
Nick Westphal  
Peggy Bracken, Board Liaison  
Paula Bellina, Management representative  
  
Excused - Arline Sieckowski  
Duane Snider  
Cindy Snider
- III. **Guests:** none
- IV. **Approval of the December 4, 2013 Agenda was approved by Motion** (Vollbrecht/Westphal) and passed unanimously.
- V. **Approval of the November 6, 2013 Minutes was approved by Motion** (Diaz/Vollbrecht) and passed unanimously.
- VI. **Board Actions from the November 19, 2013 BOD meeting:**  
COVENANTS COMMITTEE:
  1. Items a, c, d, e, f, g, h, i – approved under Consent Agenda (DeLarge/Dawes)
    - A. Committee Membership Renewal – recommend to renew 2014 membership to the Covenants Committee for the following: Bill Cicala, Al Diaz, Arline Sieckowski, Cindy Snider, Duane Snider, Bob Vollbrecht, and Nick Westphal.
    - C. Landscape debris, landscape parking, & trailer ID #20274 – recommend that another \$25 fine and pool key suspension be imposed on account #20274 for landscape debris & trailer violations.
    - D. Trash can ID #24743 – recommend to approve another \$25 fine and 30-day pool key suspension on account #24743 for trash can violations.
    - E. Wrecked vehicle ID #21153 – recommend to approve weekly \$25 fine and pool key suspension until the vehicle has been removed.
    - F. ARC approval needed ID #25802 – recommend to approve a \$25 fine and 30-day suspension of pool privileges if ARC application is not received by date of Board meeting.
    - G. Trailer ID #24926 and #21286 – recommend to approve a \$25 fine and 30-day pool key suspension for trailer violations on each of these accounts.
    - H. Maintenance of Landscaping ID #18727 and #21819 – recommend to approve \$25 fine and 30-day pool key suspension on these accounts in violation.

- I. Lot Cleanups; Weeds #19246 and Maintenance of Landscape #18934 – recommend to approve lot cleanups with pre-emergent application on these two accounts with the costs assessed to the accounts.
2. Street Parking Complaint ID #19870 – It was noted that a parking variance request had been received, for handicapped owner of vehicle to park in the street. MOTION (Lambert/Vollbrecht) to grant temporary variance for the handicapped vehicle street parking for a period of 6-months. Unanimously approved. MOTION to dismiss the recommend \$25 fine on the account. Unanimously approved.

**VII. Management Report:**

- A. Show of VMS reports: between 11/07/2013 and 12/04/2013 there was a total of 19 letters sent. 16 first letters and 3 certified second letters sent. Breakdowns of the violations were discussed in the meeting.
- B. Calls made to homeowners regarding violations: 6
- C. Yellow tag notices placed on trash cans: 27
- D. Total trash cans observed: 84
- E. Lot clean-ups: 3 completed

**VIII. Unfinished Business:**

- A. 1. Account #25802 (trash can & trash) \$25 weekly fine and pool suspension currently in place on this account. Committee would like to continue with this action and will revisit at next month's meeting.  
2. Account #25802 (arc approval, patio addition) **MOTION** (Cicala/Diaz) to recommend to the BOD another \$25 fine be placed on the account and 30 day pool suspension. Motion was discussed and passed unanimously.
- B. Account #21153 (wrecked vehicle storage) \$25 weekly fine and pool suspension currently in place on this account. Committee would like to continue with this action and will revisit at next month's meeting.
- C. Account #20274 (complaint - trailer & landscape debris) Committee has instructed management to send owners a letter thanking them for removing the trailer and ask that the remaining debris be removed.
- D. Account #24743 (trash can) **MOTION** (Cicala/Vollbrecht) to recommend to the BOD that another \$25 fine be placed on account and 30 day pool suspension.
- E. Account #18727 (maintenance of landscape) Committee has instructed management to send owners a letter thanking them for the work they have done and ask that they continue removing the dead tree.
- F. Account #21819 (maintenance of landscape) Committee has instructed management to send owners a letter thanking them for the work they have done and ask that they continue removing the dead tree.
- G. Account #24926 (trailer) **MOTION** (Cicala/Westphal) to recommend to the BOD that another \$25 fine and 30 day pool suspension be placed on the account. Motion was discussed and passed unanimously.
- H. Account #20309 (storage containers, request for additional extension) postponed until next month.

**IX. New Business:**

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

1. Account #20297 (boat) **MOTION** (Cicala/Diaz) to recommend to the BOD that a \$25 fine and 30 day pool suspension be placed on the account. Motion was discussed and passed unanimously.
2. Account #22562 & #26166 (trash cans) **MOTION** (Cicala/Diaz) to recommend to the BOD that a \$25 fine and 30 day pool suspension be placed on the accounts. Motion was discussed and passed unanimously.
3. Account #18870 (maintenance of landscape) **MOTION** (Cicala/Vollbrecht) to recommend to the BOD that a lot cleanup with pre-emergent be scheduled and costs assessed to the account. Motion was discussed and passed unanimously.
4. Account #20180 & #20157 (trash cans) Committee has instructed management to send homeowners a letter thanking them for their efforts at keeping the trash cans out of sight and to ask that they please continue storing the trash cans in a non-visible location.
5. Account #18884 (maintenance of landscape) Committee has instructed management to send homeowner a letter thanking them for their efforts and to ask that they continue to remove the weeds.

**X. Next meeting date:** January 2, 2014 at 6:00 p.m. at the **Windmill Office**.

**XI. Adjourned - By Motion at 6:44p.m.** (Westphal/Cicala) Motion passed unanimously.