

# Continental Ranch Community Association

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

## Covenants Committee January 2, 2014 Meeting Minutes

- I. **Call to Order:** 6:00 p.m. at the **Windmill Park Office.**
- II. **Roll Call:** Present - Bill Cicala (Chair)  
Al Diaz (Vice-Chair)  
Bob Vollbrecht  
Nick Westphal  
Paula Bellina, Management representative  
  
Excused - Duane Snider  
Cindy Snider  
Peggy Bracken, Board Liaison
  - Resignation letter from committee member Arline Sieckowski was received. The committee thanked Arline for her time and looks forward to her return.
- III. **Guests:** none
- IV. **Approval of the January 2, 2014 Agenda was approved by Motion** (Westphal/Diaz) and passed unanimously.
- V. **Approval of the December 4, 2013 Minutes was approved by Motion** (Westphal/Diaz) and passed unanimously.
- VI. **Board Actions from the December 17, 2013 BOD meeting:**  
COVENANTS COMMITTEE:  
No Meeting, all motions will be sent to the January 21, 2014 meeting.
- VII. **Management Report:**
  - A. Show of VMS reports: between 12/05/2013 and 01/02/2014 there was a total of 35 letters sent. 33 first letters and 2 certified second letters sent. Breakdowns of the violations were discussed in the meeting.
  - B. Calls made to homeowners regarding violations: 15
  - C. Yellow tag notices placed on trash cans: 24
  - D. Total trash cans observed: 73
  - E. Lot clean-ups: None
- VIII. **Unfinished Business:**
  - A. 1. Account #25802 (trash can & trash) **MOTION** (Cicala/Vollbrecht) to continue with the \$25 weekly fine and 30 day pool suspension currently in place on this account. Motion was discussed and passed unanimously.
  2. Account #25802 (arc approval, patio addition) **MOTION** (Cicala/Westphal) to recommend to the BOD to continue with a \$25 monthly fine and 30 day pool

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suspension until owner submits ARC application. Motion was discussed and passed unanimously.

- B. Account #21153 (wrecked vehicle storage) **MOTION** (Westphal/Cicala) to recommend to the BOD if the vehicle is not removed by January 21, 2014 a \$25 fine is to be placed on the account and 30 day pool suspension. Motion was discussed and passed unanimously.
- C. Account #20274 (complaint - landscape debris) **MOTION** (Cicala/Westphal) to recommend to the BOD that a \$25 monthly fine and 30 day pool suspension be placed on the account until the debris has been removed. Motion was discussed and passed unanimously.
- D. Account #24743 (trash can) **MOTION** (Cicala/Westphal) to recommend to the BOD that a \$25 weekly fine and 30 day pool suspension be placed on the account until the trash cans have been removed. Motion was discussed and passed unanimously.
- E. Account #18727 (maintenance of landscape) **MOTION** (Vollbrecht/Cicala) to recommend to the BOD that a \$25 monthly fine and 30 day pool suspension be placed on the account until the dead tree has been removed. Motion was discussed and passed unanimously.
- F. Account #21819 (maintenance of landscape) **MOTION** (Cicala/Vollbrecht) to recommend to the BOD that a \$25 monthly fine and 30 day pool suspension be placed on the account until the dead tree has been removed. Motion was discussed and passed unanimously.
- G. Account #24926 (trailer) - closed
- H. Account #20309 (storage containers) -closed

**IX. New Business:**

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

- 1. Account #22532 (trailer) – closed
- 2. Account #22562 (camper shell) - closed
- 3. Account #18870 (trailer) - closed
- 4. Account #18257 (chain link fence) **MOTION** (Cicala/Westphal) to recommend to the BOD that a variance be allowed for the chain link dog run as it is a structure for a police dog. Motion was discussed and passed unanimously.

**X. Next meeting date:** February 5, 2014 at 6:00 p.m. at the **Windmill Office**.

**XI. Adjourned - By Motion at 6:27p.m.** (Vollbrecht/Cicala) Motion passed unanimously.