

# Continental Ranch Community Association

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

## Covenants Committee Meeting February 5, 2014 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)  
Nick Westphal  
Duane Snider  
Cindy Snider  
Peggy Bracken (Board Liaison)  
Stephen Hinchliffe (Management Representative)  
Ryan Egea (Management Representative)  
  
*Absent:* Bob Vollbrecht
- III. **Guests:** John Lambert, homeowner, was welcomed and thanked for his attendance.
- IV. **February 5, 2014 Agenda** approved by **MOTION** (Westphal/Cicala). Unanimously approved.
- V. **January 2, 2014 Minutes** approved by **MOTION** (Diaz/C. Snider). Unanimously approved.
- VI. **Board Actions from the January 21, 2014 BOD meeting:**  
  
**Consent Agenda Items:** approval of Covenants Committee recommendations ID #'s 24743 (trash can), 20297 (boat), 21153 (wrecked vehicle), 20274 (landscape debris), 21819 (maintenance of landscape). **MOTION** (DeLarge/Stimpson) to approve consent agenda. Unanimously approved.  
  
**ID #25802 ARC Approval Required for Patio Addition – MOTION** (Westphal/Lambert) to approve the recommend \$25 fine and 30-day pool suspension on the account. Unanimously approved. *Management directed by Board to file complaint against the property with the Town of Marana for construction without a building permit.*  
  
**ID #18257 Chain-link fencing – MOTION** (Stimpson/Dawes) to not approve the Covenants Committee recommendation for variance. Unanimously approved. *Owner to be given two-weeks to bring into compliance.*
- VII. **Management Report:**
  - A. Show of VMS reports: Between 01.03.2014 and 02.05.2014 there were 171 letters sent in total. There were 157 first letters and 14 certified second letters sent. A breakdown of the violations was discussed.
  - B. Calls made to homeowners regarding violations: 107.
  - C. Yellow tag notices placed on trash cans: 108.
  - D. Total trash cans observed (including tagged cans): 372.
  - E. Lot clean ups: None

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

**VIII. Unfinished Business:**

- A. 1. **Account #25802** (trash can & trash) **MOTION** (Westphal/Diaz) to continue with the \$25 weekly fine and 30-day pool suspension currently in place on this account. Unanimously approved.
- 2. **Account #25802** (arc approval for patio addition) **MOTION** (Diaz/D. Snider) to recommend to the Board a \$25 weekly fine and 30-day pool suspension be placed on the account until the owner submits an ARC application. Unanimously approved.
- B. **Account #24743** (trash can) **MOTION** (Diaz/Cicala) to recommend to the Board a \$25 weekly fine and 30-day pool suspension be placed on the account until the trash cans have been moved. Unanimously approved.
- C. **Account #21819** (maintenance of landscape) **MOTION** (Westphal/Diaz) to recommend a \$25 monthly fine and 30-day pool suspension be placed on the account until the dead tree has been removed. Unanimously approved.
- D. **Account #20297** (boat) **MOTION** (Cicala/C. Snider) to recommend to the Board a \$25 weekly fine and 30-day pool suspension be placed on the account until the boat is removed from the property. Unanimously approved.
- E. **Account #18257** (chain link fence) – closed.

**IX. New Business:**

- A. 2<sup>nd</sup> letter requests to appear before the Committee:
  - 1. **Account #19901** (street parking complaint) **MOTION** (Cicala/Diaz) to recommend to the Board a \$25 monthly fine and 30-day pool suspension be placed on the account. Unanimously approved. Management will follow up with homeowner regarding CRCA parking regulations.
  - 2. **Account #18018** (weeds) **MOTION** (Westphal/Diaz) to recommend to the Board a \$25 monthly fine and 30-day pool suspension be placed on the account until the weeds have been removed. Unanimously approved.
  - 3. **Account #18080** (weeds and construction debris) – closed.
  - 4. **Account #26470** (weeds) **MOTION** (Westphal/C. Snider) to recommend to the Board a \$25 monthly fine and 30-day pool suspension be placed on the account until the weeds have been removed. Unanimously approved.
  - 5. **Account #25689** (weeds) **MOTION** (Westphal/C. Snider) to recommend to the Board a \$25 monthly fine and 30-day pool suspension be placed on the account until the weeds have been removed. Unanimously approved.
  - 6. **Account #21136** (weeds) **MOTION** (Westphal/C. Snider) to recommend to the Board a \$25 monthly fine and 30-day pool suspension be placed on the account until the weeds have been removed. Unanimously approved.

**X. Next meeting date:** March 5, 2014, 6:00pm at the **Windmill Park Office**

**XI. Adjournment by MOTION** (Cicala/D. Snider) at 7:06 P.M.

Respectfully Submitted,

Stephen Hinchliffe for HOA Management Solutions