

Continental Ranch Community Association

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

Covenants Committee Meeting March 5, 2014 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)
 - Nick Westphal
 - Bob Vollbrecht
 - Duane Snider
 - Cindy Snider
 - Peggy Bracken (Board Liaison)
 - Stephen Hinchliffe (Management Representative)
 - Ryan Egea (Management Representative)
- III. **Guests:**
- IV. **March 5, 2014 Agenda** approved by **MOTION** (Westphal/Cicala). Unanimously approved.
- V. **February 2, 2014 Minutes** approved by **MOTION** (Diaz/D. Snider). Unanimously approved.
- VI. **Board Actions from the February 18, 2014 BOD meeting:**
Consent Agenda:
Agenda Items: approval of Covenants Committee recommendations X-a. (all) and X-b. (all) for ID #'s 25802, 24743, 20297, 19901, 21819, 18018, 26470, 25689, 21136.
- VII. **Management Report:**
 - A. Show of VMS reports: Between 02.06.2014 and 03.05.2014 there were 171 letters sent in total. There were 133 first letters and 38 certified second letters sent. A breakdown of the violations was discussed.
 - B. Calls made to homeowners regarding violations: 81.
 - C. Yellow tag notices: 35.
 - D. Total trash cans observed: 220.
 - E. Lot clean ups: None completed, four were scheduled at the time of the Covenants Committee Meeting.
- VIII. **Unfinished Business:**
 - A. 1. Account #25802 (trash can & trash) **MOTION** (C. Snider/Vollbrecht) to recommend to the Board a \$50/weekly fine and 30-day pool suspension until the property is brought into compliance. Unanimously approved.

All CRCA Board and Committee Meetings are audio recorded.

2. Account #25802 (arc approval, patio addition) **MOTION** (Westphal/Cicala) to continue the \$25 weekly fine and 30-day pool suspension until the owner submits an ARC application. Unanimously approved.
- B. Account #24743 (trash can, \$25 weekly fine/ pool suspension) - closed
- C. Account #21819 (maintenance of landscape) **MOTION** (Cicala/Diaz) to recommend to the Board that if the dead tree is not removed by 03.18.2014, a \$25 fine and 30 day pool suspension be placed on this account, and a lot clean-up be authorized no sooner than 04.03.2014. Unanimously approved.

IX. New Business:

- A. 2nd letter requests to appear before the Committee:
 1. Account #19509 (weeds) **MOTION** (Cicala/Westphal) to recommend to the board a \$25 fine and 30-day pool suspension. If the property is not in compliance as of 03.18.2014, a lot clean-up should be authorized no sooner than 04.03.2014. Unanimously approved.
 2. Account #19534 (weeds) **MOTION** (Westphal/Cicala) to recommend to the board a \$25 fine and 30-day pool suspension. If the property is not in compliance as of 03.18.2014, a lot clean-up should be authorized no sooner than 04.03.2014. Unanimously approved.
 3. Account #19538 (weeds & maintenance of landscape) **MOTION** (Cicala/D. Snider) to recommend to the board a \$25 fine and 30-day pool suspension. If the property is not in compliance as of 03.18.2014, a lot clean-up should be authorized no sooner than 04.03.2014. Unanimously approved.
 4. Account #21386 (landscape parking) - closed
 5. Account #20033 (weeds) **MOTION** (Westphal/Vollbrecht) to recommend to the board a \$25 fine and 30-day pool suspension. If the property is not in compliance as of 03.18.2014, a lot clean-up should be authorized no sooner than 04.03.2014. Unanimously approved.
 6. Account #20059 (weeds) **MOTION** (Westphal/C. Snider) to recommend to the board a \$25 fine and 30-day pool suspension. If the property is not in compliance as of 03.18.2014, a lot clean-up should be authorized no sooner than 04.03.2014. Unanimously approved.
 7. Account #20627 (weeds) **MOTION** (Cicala/C. Snider) to recommend to the board a \$25 fine and 30-day pool suspension. If the property is not in compliance as of 03.18.2014, a lot clean-up should be authorized no sooner than 04.03.2014. Unanimously approved.
 8. Account #26159 (weeds) **MOTION** (C. Snider/Cicala) to recommend to the board a \$25 fine and 30-day pool suspension. If the property is not in compliance as of 03.18.2014, a lot clean-up should be authorized no sooner than 04.03.2014. Unanimously approved.
 9. Account #20659 (weeds) **MOTION** (C. Snider/Westphal) to recommend to the board a \$25 fine and 30-day pool suspension. If the property is not in compliance as of 03.18.2014, a lot clean-up should be authorized no sooner than 04.03.2014. Unanimously approved.

10. Account #17714 (weeds) - closed
11. Account #26348 (weeds) - closed
12. Account #17913 (weeds) **MOTION** (Cicala/D. Snider) to recommend to the board a \$25 fine and 30-day pool suspension. If the property is not in compliance as of 03.18.2014, a lot clean-up should be authorized no sooner than 04.03.2014. Unanimously approved.
13. Account #22989 (tree encroachment) **MOTION** (Cicala/Diaz) to recommend to the board a \$25 fine and 30-day pool suspension. If the property is not in compliance as of 03.18.2014, a lot clean-up should be authorized no sooner than 04.03.2014. Unanimously approved.
14. Account #18588 (weeds) **MOTION** (Cicala/D. Snider) to recommend to the board a \$25 fine and 30-day pool suspension. If the property is not in compliance as of 03.18.2014, a lot clean-up should be authorized no sooner than 04.03.2014. Unanimously approved.
15. Account #18890 (weeds) **MOTION** (Cicala/D. Snider) to recommend to the board a \$25 fine and 30-day pool suspension. If the property is not in compliance as of 03.18.2014, a lot clean-up should be authorized no sooner than 04.03.2014. Unanimously approved.
16. Account #19219 (trash cans) **MOTION** (Westphal/Vollbrecht) to recommend to the Board a \$25 fine and 30-day pool suspension until the trash cans have been moved. Unanimously approved.
17. Account #25117 (trailer) **MOTION** (Cicala/Westphal) to recommend to the Board a \$25 fine and 30-day pool suspension until the trailer has been moved. Unanimously approved.
18. Account #26953 (weeds) - closed
19. Account #20317 (RV parking) **MOTION** (Cicala/Diaz) to postpone this item, pending further clarification from the Board as to the definition of an RV. Unanimously approved.

X. Next meeting date:

April 2, 2014 - 6:00pm at the **Windmill Park Office**

XI. Adjournment by MOTION (Cicala/C. Snider) at 7:01 P.M.

Respectfully Submitted,

Stephen Hinchliffe for HOA Management Solutions