

# Continental Ranch Community Association

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## Covenants Committee Meeting April 2, 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)
  - Ryan Egea (Management Representative)
  - Stephen Hinchliffe (Management Representative)
- III. **Guests:** None
- IV. **April 2, 2014 Agenda** approved by **MOTION** (Vollbrecht/Westphal). Unanimously approved.
- V. **March 5, 2014 Minutes** approved by **MOTION** (Diaz/Vollbrecht). Unanimously approved.
- VI. **Board Actions from the March 18, 2014 BOD meeting:**
  - Agenda Items:** approval of Covenants Committee recommendations
  - A. ID #25802 (trash, trash can, & lack of approval for patio addition) – MOTION (Stimpson/Vollbrecht) approve weekly \$50 and \$25 fines with two 30-day pool suspensions for violations belonging to account #25802, as recommended by the Covenants Committee recommendations. Unanimously approved.
  - B. IDs #19534 (weeds), #20033 (weeds), #20659 (weeds), #22989 (tree encroachment), #18588 (weeds) – MOTION (DeLarge/Vollbrecht) to approve \$25 fine and 30-day pool suspension with automatic lot cleanup after 2-weeks as recommended by the Covenants Committee. Unanimously approved.
  - C. ID #19219 (trash cans) – MOTION (Westphal/DeLarge) to approve monthly \$25 fine and 30-day pool suspension as recommended by the Covenants Committee recommendations. Unanimously approved.
- VII. **Management Report:**
  - A. Show of VMS reports: Between 03.06.2014 and 04.02.2014 there were 155 letters sent in total. There were 112 first letters and 43 certified second letters sent. A breakdown of violations was discussed.
  - B. Calls made to homeowners regarding violations: 13
  - C. Yellow tag notices: 27
  - D. Total trash cans observed: 233

All CRCA Board and Committee Meetings are audio recorded.

- E. Lot clean ups: 2 completed since last meeting, four were scheduled at the time of the Covenants Committee Meeting.

**VIII. Unfinished Business:**

- A. 1. Account #25802 (trash can & trash) **MOTION** (Westphal/Diaz) to recommend to the Board to continue a \$50/weekly fine and 30-day pool suspension. Unanimously approved.  
2. Account #25802 (arc approval, patio addition) **MOTION** (C. Snider/Vollbrecht) to recommend to the Board a \$50/weekly fine and a 30-day pool suspension until the owner submits an ARC application. Unanimously approved.
- B. Account #21819 (maintenance of landscape) will continue with previous motion from 03.05.2014 Covenants Committee Meeting.

**IX. New Business:**

- A. 2<sup>nd</sup> letter requests to appear before the Committee:
1. Account #18152 (Holiday Lights) **MOTION** (Westphal/Diaz) to recommend to the Board a \$25/monthly fine and 30-day pool suspension until the property is brought into compliance. Unanimously approved.
  2. Account #22554 (Semi Truck Parking) **MOTION** (Vollbrecht/C. Snider) to recommend to the Board a \$25/monthly fine and 30-day pool suspension until the property is brought into compliance. **MOTION PASSED 5-1** (Diaz opposed).
  3. Accounts #18068, #18140, #18192, #24847, #19779, #19837, #19865 (Trash Cans) **MOTION** (Cicala/C. Snider) to recommend to the Board a \$25/monthly fine and 30-day pool suspension until properties are brought into compliance.
  4. Accounts #19546, #20991, #17769, #26473, #21066, #19393, #20240 (Weeds) **MOTION** (Diaz/Vollbrecht) to recommend to the Board a lot cleanup be authorized no sooner than 05.01.2014 if properties are not brought into compliance by 04.15.2014. Unanimously approved. **MOTION AMENDED** (Westphal/Vollbrecht) to include a recommendation to the Board for a \$25 fine and a 30-day pool suspension if properties are not brought into compliance by 04.15.2014. Unanimously approved.

**X. Next meeting date:**

May 7, 2014 - 6:00pm at the **Windmill Park Office**

**XI. Adjournment by MOTION** (Cicala/D. Snider) at 6:37 P.M.

Respectfully Submitted,

Ryan Egea for HOA Management Solutions