

# Continental Ranch Community Association

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

## Covenants Committee Meeting May 7, 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  
Peggy Bracken (Board Liaison)  
Ryan Egea (Management Representative)  
  
Absent - Duane Snider (Excused)  
Cindy Snider (Excused)
- III. **Guests:** None
- IV. **May 7, 2014 Agenda** approved by **MOTION** (Diaz/Cicala)
- V. **April 2, 2014 Minutes** approved by **MOTION** (Diaz/Vollbrecht)
- VI. **Board Actions**
  - A. **Board Actions from the April 15, 2014 BOD meeting:**
    - a. **ID #25802 (trash, trash can, & lack of approval for patio addition)** – MOTION (Stimpson/Vollbrecht) to approve weekly \$50 fines and 30-day pool suspensions for each of the two violations belonging to account #25802, as recommended by the Covenants Committee recommendations. Unanimously approved.
    - b. **ID #21819 (maintenance of landscape)** – MOTION (DeLarge/Dawes) to approve \$25 fine and 30-day pool suspension with automatic lot cleanup after 2-weeks for account #21819, as recommended by the Covenants Committee. Unanimously approved.
    - c. **ID #22554 (semi-truck parking)** - MOTION (Stimpson/Vollbrecht) to approve 30-day pool suspension and monthly \$25 fine until property is brought into compliance, as recommended by the Covenants Committee. Two votes in favor (Lambert/Westphal), five members abstained from voting. Motion dies for lack majority of quorum voting affirmatively.
    - d. **Trash Can Violations (multiple properties)** – MOTION (Stimpson/Dawes) to approve 30-day pool suspension and monthly \$25 fine for account IDs #18068, #18192, #19779, #19837, #19865 until they are brought into compliance, as recommended by the Covenants Committee. Unanimously approved.
    - e. **Weeds (multiple properties)** – MOTION (Stimpson/Dawes) to approve \$25 fine and 30-day pool suspension with automatic lot cleanup after 2-

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weeks for account IDs #19546, #20991, #26473, #20240 as recommended by the Covenants Committee. Unanimously approved.

**B. Action-in-lieu**

- a. **ID #22554 (semi-truck parking)** - Board of Directors approves the recommendation made by the CRCA Covenants Committee to authorize a \$25 fine and 30-day pool key suspension for account #22554 for parking a commercial vehicle (semi-truck)

**VII. Management Report:**

- A. Show of VMS reports
- B. Calls made to homeowners
- C. Yellow tag notices
- D. Total trash cans observed
- E. Lot clean ups

**VIII. Unfinished Business:**

- A. 1. Account #25802 (trash can & trash) **MOTION** (Cicala/Westphal) to recommend to the Board to continue a \$50/weekly fine and 30-day pool suspension until the property is brought into compliance. Unanimously approved.
2. Account #25802 (ARC approval, patio addition) **MOTION** (Cicala/Westphal) to recommend to the Board to continue a \$50/weekly fine and 30-day pool suspension until the owner submits an ARC application. Unanimously approved.

**IX. New Business:**

- A. 2<sup>nd</sup> letter requests to appear before the Committee:
  1. Account #19985 (Holiday Lights) **MOTION** (Diaz/Cicala) 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 #20317 (RV Parking) **MOTION** (Cicala/Westphal) to recommend to the Board a \$25/monthly fine and 30-day pool suspension until the property is brought into compliance. Unanimously approved.
  3. Account #21386 (Landscape Parking) **MOTION** (Westphal/Cicala) to recommend to the Board a \$25/monthly fine and 30-day pool suspension until the property is brought into compliance. Unanimously approved.
  4. Account #25117 (Wood Pallet & Ladder) Committee recommends that management contact the homeowner and ask to move the ladder on the side of the house.
  5. Accounts #29222, #19776, #20002, #21666, #21591, #18068, #27004, #24763, #19312, #27070, #23322, #21132 (Weeds) **MOTION**

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(Westphal/Cicala) to recommend to the Board a \$25 fine and 30-day pool suspension and a lot cleanup be authorized no sooner than 06.12.2014 if properties are not brought into compliance by 05.27.2014. Unanimously approved.

6. Account #26260 (Weeds) Committee recommends that management send a letter thanking the homeowner for spraying weeds and to continue removing weeds.

B. Budget Development for 2015 FY postponed until next meeting.

**X. Next meeting date:**

June 4, 2014 - 6:00pm at the **Windmill Park Office**

**XI. Adjournment by MOTION** (Diaz/Vollbrecht) at 6:52 P.M.

Respectfully Submitted,

Ryan Egea for HOA Management Solutions