

Continental Ranch Community Association

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

Covenants Committee Meeting August 6, 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)

Absent – Nick Westphal (Excused)
- III. **Guests:** None
- IV. **August 6, 2014 Agenda** approved by **MOTION** (Diaz/D. Snider)
- V. **July 2, 2014 Minutes** approved by **MOTION** (Diaz/Vollbrecht)
- VI. **Board Actions from the July 15, 2014 BOD meeting:**

Items A.i & ii. and item C. approved in consent agenda.
b. ID #20413 (Trailer Parking) – MOTION (Lambert/Vollbrecht) to postpone fine & pool suspension recommended by covenants committee until management verifies if the owner removed the trailer as indicated they would on their 7/15/2014 response sheet. Unanimously approved.
- 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** (Diaz/D. Snider) to recommend to the Board to continue a \$75/weekly fine and 30-day pool suspension until the property is brought into compliance. Unanimously approved.

2. Account #25802 (ARC approval, patio addition, \$75 weekly fine/ 30-day pool suspension) **MOTION** (D. Snider/Diaz) to recommend to the Board to continue a \$75/weekly fine and 30-day pool suspension until the owner submits and ARC application. Unanimously approved.

IX. New Business:

A. 2nd letter requests to appear before the Committee:

1. Account #19821 (Inoperable Vehicle) **MOTION** (Cicala/Vollbrecht) to recommend to the Board a \$25/monthly fine and a 30-day pool suspension until the property is brought into compliance. Unanimously approved.
2. Account #19506 (Trash Cans) **MOTION** (Cicala/Diaz) to recommend to the Board a \$25/monthly fine and a 30-day pool suspension until the property is brought into compliance. Unanimously approved.
3. Account #19000 (Tree Encroachment) **MOTION** (Diaz/C. Snider) to recommend to the Board a \$25 fine and a tree trimming conducted by La Cholla Landscaping no sooner than 09.04.2014 if the property is not brought into compliance by 08.19.2014
4. Account #18211 (Ladder) **MOTION** (Cicala/Diaz) to recommend to the Board a \$25/monthly fine and a 30-day pool suspension until the property is brought into compliance. Unanimously approved.
5. Accounts #18211, 26162, 18080 (Weeds) **MOTION** (Cicala/D. Snider) to recommend to the Board a \$25 fine and 30-day pool suspension and a lot cleanup be authorized no sooner than 09.04.2014 if properties are not brought into compliance by 08.19.2014. Unanimously approved.

X. Next meeting date:

September 3, 2014 - 6:00pm at the **Windmill Park Office**

XI. Adjournment by MOTION (Diaz/Vollbrecht) at 6:21 P.M.

Respectfully Submitted,

Ryan Egea for HOA Management Solutions