

Continental Ranch Community Association

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

Covenants Committee Meeting October 1, 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)
Bob Vollbrecht
Duane Snider
Cindy Snider

Absent – Nick Westphal (Excused)
Peggy Bracken (Board Liaison) (Excused)
- III. **Guests:** Phyllis Luse & Nan Philipp
- IV. **October 1, 2014 Agenda** approved by **MOTION** (Diaz/Cicala)
- V. **September 3, 2014 Minutes** approved by **MOTION** (Cicala/D. Snider)
- VI. **Board Actions from the September 16, 2014 BOD meeting:**
Covenants Enforcement Policy – MOTION (Stimpson/Bracken) to revise the Covenants Enforcement Policy for scheduling of lot cleanups two weeks after Covenants Committee meeting once approved by the Board, as recommend by the Covenants Committee.

Covenants Violation Fine Policy for RVs and Boats – MOTION (Lambert/Westphal) revise the covenants fine policy to include a \$25/week fines for RVs, Boats, & Trailers parked in violation of the CC&Rs.

All Covenants Committee recommendations approved by consent agenda
- 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/Diaz) to recommend to the Board to continue a \$100/weekly fine and a 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 for patio addition) **MOTION** (Cicala/Diaz) to recommend to the Board to continue a \$100/weekly fine and a 30-day pool suspension until the property is brought into compliance. Unanimously approved.

3. Account #20317 (RV Parking) **MOTION** (Cicala/C. Snider) to recommend to the Board to continue a \$25/monthly fine and a 30-day pool suspension until the property is brought into compliance. Unanimously approved.

IX. New Business:

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

1. Account #23215 (Debris) Covenants Committee recommends management to send a letter to the homeowner asking to remove remaining debris.
2. Account #22224 (Trailer parking) **MOTION** (Diaz/C. Snider) 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 #19201 (Broken Backboard) Covenants Committee recommends management to send a letter to ask homeowner to repair or remove broken backboard.
4. Account #18829 (Wildflowers) Covenants Committee recommends referring this account to the Board of Directors for resolution.
5. Accounts #21819, 19575, 20043, 18078, 18505, 21321, 18550, 19383, 20135, 20168, 20220 (Weeds) **MOTION** (Cicala/Vollbrecht) to recommend to the Board a \$25 fine & a 30-day pool suspension & a lot cleanup scheduled no sooner than 10/15/2014 if the properties are not brought into compliance by 10/14/2014. Unanimously approved.

X. Next meeting date:

November 5, 2014 - 6:00pm at the **Windmill Park Office**

XI. Adjournment by MOTION (Diaz/Cicala) at 7:04 P.M.

Respectfully Submitted,

Ryan Egea for HOA Management Solutions