

# Continental Ranch Community Association

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

## Covenants Committee Meeting November 5, 2014 Minutes

- I. **Call to Order:** 6:00 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)
- III. **Guests:** None
- IV. **November 5, 2014 Agenda** approved by **MOTION** (Diaz/Vollbrecht)
- V. **October 1, 2014 Minutes** approved by **MOTION** (Vollbrecht/D. Snider)
- VI. **Board Actions from the October 14, 2014 BOD meeting:**  
*All Covenants Committee recommendations approved by consent agenda*
- VII. **Committee Member Officers**
  - A. **MOTION** (Westphal/Vollbrecht) to appoint Bill Cicala as Committee Chairperson. Unanimously approved.
  - B. **MOTION** (Westphal/Cicala) to appoint Duane Snider as Committee Vice-Chairperson. Unanimously approved.
- VIII. **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
- IX. **Unfinished Business:**
  - A. **MOTION** (Westphal/Vollbrecht) to recommend to the Board to impose a 30-day pool suspension beginning March 1, 2015 to the following accounts if the properties are not brought into compliance by November 18, 2014. **MOTION PASSED** 5-1 (Cicala opposed).
  - B. 1. Account #25802 (Trash can & trash) **MOTION** (Cicala/C. Snider) to recommend to the Board to continue a \$100/weekly fine & 30-day pool suspension beginning 03.01.2014 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 & 30-day pool suspension beginning 03.01.2014 until the property is brought into compliance. Unanimously approved.
3. Account #20317 (RV Parking) **MOTION** (Cicala/Diaz) to recommend to the Board a \$25/weekly fine & 30-day pool suspension beginning 03.01.2014 until the property is brought into compliance.
4. Account #18829 (Wildflowers) Homeowner's wildflowers are on the approved list.
5. Account #19201 (Broken Backboard) **MOTION** (Vollbrecht/Cicala) to recommend to the Board a \$25/weekly fine & 30-day pool suspension beginning 03.01.2014 until the property is brought into compliance.

**X. New Business:**

A. 2<sup>nd</sup> letter requests to appear before the Committee:

1. Account #27054 (ARC approval for paver walkway & concrete driveway addition) **MOTION** (Cicala/Westphal) to recommend to the Board a \$25/monthly fine & 30-day pool suspension beginning 03.01.2014 until an ARC application is submitted. Unanimously approved.
2. Account #29319 (ARC approval for raised wall) **MOTION** (Cicala/Vollbrecht) Covenants Committee refers this account to the Board for resolution. Unanimously approved.
3. Account #27066 (ARC approval for security screen door & lattice) **MOTION** (Cicala/Westphal) to recommend to the Board a \$25/monthly fine & 30-day pool suspension beginning 03.01.2014 until an ARC application is submitted. Unanimously approved.
4. Account #32444 (ARC approval for back patio lattice) **MOTION** (Cicala/Vollbrecht) Covenants Committee refers this account to the Board for resolution. Unanimously approved.
5. Account #26346 (ARC approval for security screen door) **MOTION** (Cicala/Westphal) to recommend to the Board a \$25/monthly fine & 30-day pool suspension beginning 03.01.2014 until an ARC application is submitted. Unanimously approved.
6. Account #29300 (Poor fascia) **MOTION** (Cicala/Vollbrecht) to recommend to the Board a \$25/monthly fine & 30-day pool suspension beginning 03.01.2014 until the property is brought into compliance. Unanimously approved.

7. Account #25117 (Trailer parking) **MOTION** (Cicala/Vollbrecht) to recommend to the Board a \$25/weekly fine & 30-day pool suspension beginning 03.01.2014 until the property is brought into compliance. **MOTION PASSED** 5-1 (Diaz Opposed)
8. Account #19717 (Landscape parking) **MOTION** (Cicala/Westphal) to recommend to the Board a \$25/monthly fine & 30-day pool suspension beginning 03.01.2014 until the property is brought into compliance. Unanimously approved.
9. Account #20426 (Dead trees in front yard) **MOTION** (Cicala/Diaz) to recommend to the Board a \$25 fine & 30-day pool suspension beginning 03.01.2014 & a lot cleanup to remove the dead trees no sooner than 11.19.2014 if the property is not brought into compliance by 11.18.2014. Unanimously approved.
10. Accounts #20048, 20659, 18039, 26917, 18301, 24763, 36567, 21133, 21172 (Weeds) **MOTION** (Cicala/Westphal) to recommend to the Board a \$25 fine & 30-day pool suspension beginning 03.01.2014 & a lot cleanup scheduled no sooner than 11.19.2014 if the property is not brought into compliance by 11.18.2014. Unanimously approved.
  - i. Account #17748 (Weeds) Covenants Committee recommends management to ask Titan Landscape to apply pre-emergent at no cost. Covenants Committee members may volunteer to help homeowner clean yard by 11.15.2014
11. Account #19996 (Weeds & Tree Encroachment) **MOTION** (Diaz/Cicala) to recommend to the Board a \$25 fine & 30-day pool suspension beginning 03.01.2014 & a lot cleanup scheduled no sooner than 11.19.2014 if the property is not brought into compliance by 11.18.2014. Unanimously approved.

**XI. Next meeting date:**

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

**XII. Adjournment by MOTION** (Cicala/C. Snider) at 7:24 P.M.

Respectfully Submitted,

Ryan Egea for HOA Management Solutions