

Continental Ranch Community Association

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

Covenants Committee Meeting April 1, 2015 Minutes

- I. **Call to Order:** 5:57 P.M at the **Windmill Park Office**
- II. **Roll Call :** Present - Bill Cicala (Chair)
Duane Snider (Vice-Chair)
Al Diaz
Bob Vollbrecht
Peggy Bracken (Board Liaison)
Ryan Egea (Management Representative)

Absent – Cindy Snider
Nick Westphal
- III. **Guests:** None
- IV. **April 1, 2015 Agenda** approved by **MOTION** (Vollbrecht/D. Snider) Unanimously approved.
- V. **March 4, 2015 Minutes** approved by **MOTION** (D. Snider/Diaz)
- VI. **Board Actions from the March 17, 2015 BOD meeting:**

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** (Diaz/Cicala) to recommend to the Board to continue a \$100/weekly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.

2. Account #25802 (Lack of ARC approval) **MOTION** (Diaz/Cicala) to recommend to the Board to continue a \$100/weekly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.

3. Account #18390 (Trash Can) **MOTION** (Diaz/D. Snider) to recommend to the Board a \$50/monthly fine & 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 #20786 (Boat Parking) **MOTION** (Diaz/Vollbrecht) to recommend to the Board a \$25/monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.
2. Account #19178 (Inoperable Vehicle) **MOTION** (Diaz/Vollbrecht) to recommend to the Board a \$25/monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.
3. Account #18038 (Lack of ARC approval for Garage AC Unit) **MOTION** (Cicala/Vollbrecht) to recommend to the Board a \$25/monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.
4. Accounts #19431, #19443 (Trash Cans) **MOTION** (Vollbrecht/D. Snider) to recommend to the Board a \$25/monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.
5. Accounts #19454, #20879, #26471, #17748, #21591, #18078, #27174, #18588, #25117, #19709, #25651 (Weeds) **MOTION** (Cicala/Diaz) to recommend to the Board a \$25 fine & 30-day pool suspension & a lot cleanup no sooner than 04.22.2015 if the property is not brought into compliance by 04.21.2015. Unanimously approved.
 - i. Accounts #24093, #18492, #20120, #20136 (Weeds) Covenants Committee recommends to management a letter be sent to the homeowners thanking them for removing some weeds and asking to finish removing existing weeds.
 - ii. Account #19698 (Weeds) **MOTION** (Diaz/Vollbrecht) to recommend to the Board a \$25 fine & 30-day pool suspension & a lot cleanup no sooner than 04.22.2015 if the property is not brought into compliance by 04.21.2015. **MOTION PASSED** 4-1 (Cicala opposed)
6. Account #21075 (Tree Encroachment) **MOTION** (Diaz/Vollbrecht) to recommend to the Board a \$25 fine & 30-day pool suspension & a lot cleanup no sooner than 04.22.2015 if the property is not brought into compliance by 04.21.2015. Unanimously approved.
7. Account #40712 (Dead Trees) **MOTION** (Cicala/Diaz) to recommend to the Board a \$25 fine & 30-day pool suspension & a lot cleanup no sooner than 04.22.2015 if the property is not brought into compliance by 04.21.2015. Unanimously approved.

X. Next meeting date:

May 6, 2015 - 6:00pm at the **Windmill Park Office**

XI. Adjournment by MOTION (Diaz/Vollbrecht) at 6:46 P.M. Unanimously approved.

Respectfully Submitted,

Ryan Egea for HOA Management Solutions