

Continental Ranch Community Association

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

Covenants Committee Meeting September 2, 2015 Minutes

- I. **Call to Order:** 6:03 P.M at the **Windmill Park Office**
- II. **Roll Call :** Present - Bill Cicala (Chair)
Al Diaz
Nick Westphal

Absent - Duane Snider (Vice-Chair)
Cindy Snider
Bob Vollbrecht
Peggy Bracken (Board Liaison)
- III. **Guests:** Joanie Zimmerman (CRCA Resident)
- IV. **September 2, 2015 Agenda** approved by **MOTION** (Westphal/Diaz)
- V. **August 5, 2015 Minutes** approved by **MOTION** (Westphal/Diaz)
- VI. **Board Actions from the August 18, 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 (Lack of ARC Approval) **MOTION** (Westphal/Diaz) to recommend to the Board to continue a \$100/weekly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved. Unanimously approved.
 2. Account #18390 (Trash Can) **MOTION** (Diaz/Westphal) to recommend to the Board a \$100/monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.
 3. Account #20122 (Holiday Lights) **MOTION** (Westphal/Diaz) to recommend to the Board a \$50/monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.

All CRCA Board and Committee Meetings are audio recorded.

IX. New Business:

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

1. Accounts #27089, #21169 (Trash Cans) **MOTION** (Westphal/Diaz) to recommend to the Board a \$25/monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.
2. Account #21169 (Landscape Parking) **MOTION** (Westphal/Diaz) to recommend to the Board a \$25/monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.
3. Account #21169 (Unsightly Material) **MOTION** (Westphal/Diaz) to recommend to the Board a \$25/monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.
4. Account #18039 (Tree Encroachment) **MOTION** (Diaz/Westphal) to recommend to the Board a \$25 fine & 30-day pool suspension & a lot cleanup scheduled no sooner than 09/16/2015 if the property is not brought into compliance by 09/15/2015. Unanimously approved.
5. Accounts #18550, #19380, #19821, #21169 (Weeds) **MOTION** (Westphal/Diaz) to recommend to the Board a \$25 fine & 30-day pool suspension & a lot cleanup scheduled no sooner than 09/16/2015 if the property is not brought into compliance by 09/15/2015. Unanimously approved.
 - i. Account #17812 (Weeds) **MOTION** (Westphal/Diaz) to recommend to the Board a \$25 fine & 30-day pool suspension & a lot cleanup scheduled no sooner than 09/16/2015 if the property is not brought into compliance by 09/15/2015. **MOTION PASSED 2-1** (Cicala opposed)

X. Next meeting date:

October 7, 2015 - 6:00pm at the **Windmill Park Office**

XI. Adjournment by MOTION (Westphal/Diaz) at 6:29 P.M.

Respectfully Submitted,

Ryan Egea for HOA Management Solutions