

Continental Ranch Community Association

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

Covenants Committee Meeting October 7, 2015 Minutes

- I. **Call to Order:** 6:00 P.M at the **Windmill Park Office**
- II. **Roll Call :** Present - Bill Cicala (Chair)
Duane Snider (Vice-Chair)
Cindy Snider
Al Diaz
Bob Vollbrecht
Peggy Bracken (Board Liaison)

Absent – Nick Westphal
- III. **Guests:** None
- IV. **October 7, 2015 Agenda** approved by **MOTION** (D. Snider/Diaz) Unanimously approved.
- V. **September 2, 2015 Minutes** approved by **MOTION** (Diaz/Vollbrecht) Unanimously approved.
- VI. **Board Actions from the September 15, 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** (Diaz/D. Snider) 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 #18390 (Trash Can) **MOTION** (Diaz/D. Snider) to recommend to the Board to continue a \$100/monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.

3. Account #20122 (Holiday Lights) **MOTION** (Diaz/C. Snider) to recommend to the Board to continue a \$50/monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.

4. Account #21169 (Trash Cans) **MOTION** (Diaz/C. Snider) to recommend to the Board to continue a \$25/monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.

5. Account #21169 (Unsightly Materials) **MOTION** (Diaz/C. Snider) to recommend to the Board to continue a \$25/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. Accounts #25025, #18194, #40658 (Trash Cans) **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.
2. Account #22589 (Trailer Parking) **MOTION** (Diaz/Cicala) to recommend to the Board a \$25/weekly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.
3. Account #19980 (Tree Encroachment) **MOTION** (Diaz/D. Snider) to recommend to the Board a \$25 fine & 30-day pool suspension & a lot cleanup scheduled no sooner than 10/14/2015 if the property is not brought into compliance by 10/13/2015. Unanimously approved.
4. Accounts #26471, #18833, #19383 (Weeds) **MOTION** (Cicala/Diaz) to recommend to the Board a \$25 fine & 30-day pool suspension & a lot cleanup scheduled no sooner than 10/14/2015 if the property is not brought into compliance by 10/13/2015. Unanimously approved.
 - i. Account #18505 (Weeds & Front Yard Maintenance) **MOTION** (Cicala/Diaz) to recommend to the Board a \$25 fine & 30-day pool suspension & a lot cleanup scheduled no sooner than 10/14/2015 if the property is not brought into compliance by 10/13/2015. Motion passed 4-1 (Cicala opposed)

X. Next meeting date:

November 4, 2015 - 6:00pm at the **Windmill Park Office**

XI. Adjournment by MOTION (D. Snider/Cicala) at 6:25 P.M. Unanimously approved.

Respectfully Submitted,
Ryan Egea for HOA Management Solutions