

Continental Ranch Community Association

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

Covenants Committee Meeting December 2, 2015 Minutes

- I. **Call to Order:** 5:59 P.M at the **Windmill Park Office**
- II. **Roll Call :** Present - Peggy Bracken (Chair)
 - Bill Cicala
 - Duane Snider
 - Cindy Snider
 - Bob Vollbrecht
 - Nick Westphal (Board Liaison)
 - Ryan Egea (Management Representative)

Absent - Al Diaz
- III. **Guests:** Steve Bracken & Marilyn Stimpson
- IV. **December 2, 2015 Agenda** approved by **MOTION** (Cicala/Vollbrecht)
Unanimously approved.
- V. **November 4, 2015 Minutes** approved by **MOTION** (Cicala/Vollbrecht)
Unanimously approved.
- VI. **Board Actions from the November 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 (Lack of ARC Approval) **MOTION** (Cicala/Vollbrecht) to recommend to the Board a \$100/weekly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.

2. Account #18390 (Trash Can) **MOTION** (Cicala/D. Snider) to recommend to the Board a \$100/monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.

All CRCA Board and Committee Meetings are audio recorded.

3. Account #21169 (Trash Cans) **MOTION** (Cicala/C. Snider) to recommend to the Board a \$100/monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.
4. Account #21169 (Unightly Materials) **MOTION** (Cicala/C. Snider) to recommend to the Board a \$100/monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.
5. Account #21169 (Landscape Parking) **MOTION** (Cicala/C. Snider) to recommend to the Board a \$100/monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.
6. Account #22589 (Trailer Parking) **MOTION** (Bracken/Vollbrecht) to recommend to the Board a \$50/weekly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.
7. Account #25025 (Trash Cans) **MOTION** (Cicala/Vollbrecht) 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 #18695 (Conversion Van) – Closed
 2. Accounts #19377 (Unightly Materials) **MOTION** (Cicala/Bracken) to recommend to the Board a \$25/monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.
 3. Account #17780, #20209, #20547 (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.
 4. Accounts #18637, #20122 (Weeds) **MOTION** (Cicala/Vollbrecht) to recommend to the Board a \$25 fine & 30-day pool suspension & a lot cleanup scheduled no sooner than 12/16/2015 if the property is not brought into compliance by 12/15/2015. Unanimously approved.
 5. Accounts #22554, #23193, #18487, #22497 (Tree Encroachments) **MOTION** (Cicala/Vollbrecht) to recommend to the Board a \$25 fine & 30-day pool suspension & a lot cleanup scheduled no sooner than 12/16/2015 if the property is not brought into compliance by 12/15/2015. Unanimously approved.

X. Next meeting date:

January 6, 2016 - 6:00pm at the **Windmill Park Office**

XI. Adjournment by MOTION (Cicala/C. Snider) at 6:17 P.M. Unanimously approved.

Respectfully Submitted,

Ryan Egea for HOA Management Solutions