

Continental Ranch Community Association

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

Covenants Committee Meeting January 6, 2016 Minutes

- I. Call to Order:** 5:58 P.M at the **Windmill Park Office**
- II. Roll Call :** Present - Peggy Bracken (Chair)
 - Bill Cicala
 - Duane Snider
 - Cindy Snider
 - Al Diaz
 - Bob Vollbrecht
 - Nick Westphal (Board Liaison)
 - Ryan Egea (Management Representative)
- III. Guests:** None
- IV. January 6, 2016 Agenda** approved by **MOTION** (Cicala/Vollbrecht) Unanimously approved.
- V. December 2, 2015 Minutes** approved by **MOTION** (Diaz/Cicala) Unanimously approved.
- VI. Board Actions from the December 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:**
 1. Account #18390 (Trash Can) **MOTION** (Cicala/Vollbrecht) to recommend to the Board to continue a \$100/monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.
 2. Account #21169 (Trash Cans) **MOTION** (Cicala/C. 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 #21169 (Unsightly Materials) **MOTION** (Cicala/C. 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.

IX. New Business:

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

1. Account #21108 (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. Accounts #21687 (Trailer Parking) **MOTION** (Cicala/Diaz) to recommend to the Board that a \$25/weekly fine and 30-day pool suspension be imposed if trailer is witnessed by covenants inspection within the next 90-days. Unanimously approved.
3. Account #19122 (Vehicle Restriction) **MOTION** (Cicala/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 #17784 (Duty of Maintenance) **MOTION** (Diaz/Cicala) to recommend to the Board a \$25/monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.
5. Accounts #21819, #27070 (Weeds) **MOTION** (Diaz/Cicala) to recommend to the Board a \$25 fine & 30-day pool suspension & a lot cleanup scheduled no sooner than 01/20/2016 if the property is not brought into compliance by 01/19/2016. Unanimously approved.

X. Next meeting date:

February 3, 2016 - 6:00pm at the **Windmill Park Office**

XI. Adjournment by MOTION (Diaz/Cicala) at 6:14 P.M. Unanimously approved.

Respectfully Submitted,

Ryan Egea for HOA Management Solutions