

Continental Ranch Community Association

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

Covenants Committee Meeting February 3, 2016 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
 - Al Diaz
 - Bob Vollbrecht
 - Nick Westphal (Board Liaison)
 - Ryan Egea (Management Representative)

Absent – Al Diaz
- III. **Guests:** None
- IV. **February 3, 2016 Agenda** approved by **MOTION** (Cicala/D. Snider) Unanimously approved.
- V. **January 6, 2016 Minutes** approved by **MOTION** (Cicala/Bracken) Unanimously approved.
- VI. **Board Actions from the January 19, 2016 BOD meeting:**

Permission granted for commercial vehicle to be parked at Community Center MOTION (Cicala/Dawes) to waive fine for commercial vehicle (account #19122)

MOTION (Cicala/Vollbrecht) to approve all other covenants violations as recommended by the Covenants Committee.
- 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** (Bracken/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.

2. Account #21169 (Trash Cans) **MOTION** (Bracken/Cicala) to recommend to the Board a \$100/monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.
3. Account #21169 (Unightly Materials) **MOTION** (Bracken/Cicala) to recommend to the Board a \$100/monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.
4. Account #21108 (Trash Can) **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.
5. Account #17784 (Duty of Maintenance) **MOTION** (Cicala/C. Snider) to recommend to the Board a \$25/monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.
6. Account #19122 (Vehicle Restriction) **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.

IX. New Business:

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

1. Accounts #19443, #19949 (Trash Cans) **MOTION** (Cicala/C. Snider) to recommend to the Board a \$25/monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.
2. Account #19821 (Unightly Materials) **MOTION** (Bracken/C. Snider) to recommend to the Board a \$25/monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.
3. Accounts #17724, #19949 (Tree Encroachments) **MOTION** (Cicala/Bracken) to recommend to the Board a \$25 fine & 30-day pool suspension & a lot cleanup scheduled no sooner than 02/17/2016 if the property is not brought into compliance by 02/16/2016. Unanimously approved.
4. Accounts #25585, #22908, #20798, #17724, #18018, #26875, #19103, #20158 (Weeds) **MOTION** (Cicala/Vollbrecht) to recommend to the Board a \$25 fine & 30-day pool suspension & a lot cleanup scheduled no sooner than 02/17/2016 if the property is not brought into compliance by 02/16/2016. Unanimously approved.
 - i. Account #18492 Covenants Committee recommends management thank the homeowner for removing some weeds and ask them to remove the rest of their weeds front the front yard.

X. Next meeting date:

March 2, 2016 - 6:00pm at the **Windmill Park Office**

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

Respectfully Submitted,

Ryan Egea for HOA Management Solutions