
Continental Ranch Community Association

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

Covenants Committee Meeting February 7, 2018 Minutes

- I. Call to Order:** 6:00 P.M at the **Windmill Park Office**
- II. Roll Call:**
- | | |
|-----------------|---|
| <i>Present:</i> | Nick Elias (Chair)
Peggy Bracken
Bill Cicala
Bob Vollbrecht
Eric Krueger
Duane Snider
Ryan Egea (Management Representative) |
| <i>Absent:</i> | Cindy Snider |
- III. Guests:** None
- IV. February 7, 2018 Agenda** approved by MOTION (Bracken/Vollbrecht); unanimously approved.
- V. January 3, 2018 Minutes** approved by MOTION (Cicala/Krueger); unanimously approved.
- VI. Board Actions from the January 16, 2018 BOD meeting:**
- All Covenants Committee recommendations approved by consent agenda*
- VII. Management Report:**
- A. Show of VMS reports
 - B. Calls made to homeowners
 - C. Total trash cans observed
 - D. Lot clean ups
- VIII. Unfinished Business:**
- a. All 30-day pool suspensions will begin March 1st, 2018
 - 1. Account #20650 (Trash Cans) MOTION (Vollbrecht/Snider) Covenants Committee recommends to the Board a \$50 weekly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
 - 2. Account #25540 (Trash Cans) MOTION (Bracken/Vollbrecht) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
 - 3. Account #18020 (Trash Cans) MOTION (Bracken/Vollbrecht) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
 - 4. Account #26216 (Trash Cans) MOTION (Bracken/Elias) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
 - 5. Account #20389 (Inoperable Vehicle) MOTION (Bracken/Krueger) Covenants Committee recommends to the Board a \$50 weekly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
 - 6. Account #25865 (Trailer Parking) MOTION (Krueger/Bracken) Covenants Committee recommends to the Board a \$25 weekly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.

All CRCA Board and Committee Meetings are audio recorded.

7. Account #26216 (Unsightly Material) MOTION (Bracken/Krueger) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.

IX. New Business

1. Accounts #25278, #40765, #22634, #19865 (Trash Cans) MOTION (Elias/Krueger) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
2. Accounts #19989, #27070 (Unsightly Material) MOTION (Elias/Bracken) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
 - a. Account #22554 (Unsightly Material) Covenants Committee recommends thanking homeowner for removing most unsightly materials from their front yard and asking homeowner to remove remaining debris.
3. Accounts #24126, #18471 (Inoperable Vehicle) MOTION (Bracken/Krueger) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
4. Account #22634 (Trailer Parking) MOTION (Bracken/Elias) Covenants Committee recommends to the Board a \$25 weekly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
5. Account #84445 (Lack of ARC Approval) MOTION (Krueger/Snider) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance; Bracken opposes, MOTION passes 5-1
6. Account #21250 (Maintenance of Landscape) MOTION (Cicala/Bracken) to recommend to the Board a \$25 fine & 30-day pool suspension & a lot cleanup no sooner than 02/21/2018 if the property is not brought into compliance by 02/20/2018; unanimously approved.

X. Next Meeting Date

March 7, 2018 - 6:00 P.M. at the **Windmill Park Office**

- XI. Adjournment** by MOTION (Krueger/Bracken) at 6:27 P.M.; unanimously approved.

Respectfully Submitted,

Ryan Egea for HOA Management Solutions