Continental Ranch Community Association

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Covenants Committee Meeting November 7, 2018 Minutes

I. Call to Order: 6:00 P.M. at the Windmill Park Office

II. Roll Call: *Present:* Peggy Bracken (Chairperson)

Bob Vollbrecht Cindy Snider Duane Snider

Bill Cicala (Covenants Liaison)

Ashley Boykin (Management Respresentative)

Absent: Nick Elias - excused

III. Guests: Marilyn Stimpson (Board Member and Liaison for the Architectural Review Committee)

- IV. Committee Membership Renewal & Appointment of Officers All committee members indicated they would like to renew their membership on the Covenants Committee for the 2018-2019 Fiscal Year. MOTION (Cicala/Bracken) to appoint Peggy Bracken as Chairperson to the Covenants Committee, and to add Marilyn Stimpson to the Covenants Committee; unanimously approved.
- V. November 7, 2018 Agenda approved by MOTION (Cicala/D. Snider); unanimously approved.
- VI. October 3, 2018 Minutes approved by MOTION (Vollbrecht/Bracken); unanimously approved.
- VII. Board Actions from the October 16, 2018 BOD meeting:

All Covenants Committee recommendations approved by consent agenda

VIII. Management Report:

- A. Show of VMS reports
- B. Calls made to homeowners
- C. Total trash cans observed
- D. Lot clean ups

IX. Unfinished Business:

- a. All 30-day pool suspensions will begin March 1st, 2019
- Account #18020 (Trash Cans) MOTION (Cicala/Bracken) Covenants Committee recommends to the Board a \$100 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
- 2. Account #17784 (Trash Cans) MOTION (Bracken/Cicala) 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 #82961 (Trash Cans) MOTION (Bracken/Cicala) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
- 4. Account #54632 (Trash Cans) MOTION (Bracken/Cicala) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
- 5. Account #26229 (Trash Cans) MOTION (Bracken/D. Snider) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.

- 6. Account #20389 (Inoperable Vehicle) MOTION (Bracken/D. Snider) Covenants Committee recommends to the Board a \$100 weekly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
- 7. Account #50313 (Inoperable Vehicle) MOTION (Bracken/C. Snider) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
- 8. Account #20304 (Duty of Maintenance) MOTION (Bracken/C. Snider) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
- 9. Account #18390 (Duty of Maintenance) MOTION (Bracken/Cicala) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
- 10. Account #18390 (Landscape Maintenance) MOTION (Bracken/C. Snider) Covenants Committee recommends to the Board a \$25 monthly fine, 30-day pool suspension & a lot clean up to be scheduled no sooner than 11/21/2018 if the property is not brought into compliance by 11/20/2018; unanimously approved.
- Account #84445 (ARC Denial) MOTION (Cicala/Bracken) Covenants Committee recommends to the Board a \$100 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.

X. New Business

- a. All 30-day pool suspensions will begin March 1st, 2019
- Covenants Committee will notify the Board that Marilyn Stimpson has joined the Covenants Committee.
- 2. Accounts #87726, #18879, #19997, #67066, #80872 (Landscape Maintenance) MOTION (Bracken/C. Snider) Covenants Committee recommends to the Board a \$25 fine, 30-day pool suspension and a lot clean up to be scheduled no sooner than 11/21/2018 if the property is not brought into compliance by 11/20/2018; unanimously approved.
- 3. Accounts #43946, #18888, #20715 (Overhead Encroachment) MOTION (Bracken/C. Snider) Covenants Committee recommends to the Board a \$25 fine, 30-day pool suspension and a lot clean up to be scheduled no sooner than 11/21/2018 if the property is not brought into compliance by 11/20/2018; unanimously approved.
- 4. Accounts #19299, #21302 (Trash Cans) MOTION (Bracken/C. Snider) 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 #51331 (Duty of Maintenance) 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.
- 6. Account #21302 (Trailer) MOTION (Bracken/C. Snider) Covenants Committee recommends to the Board a \$25 weekly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
- 7. Account #18629 (ARC Required) MOTION (Bracken/C. Snider) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.

8. Account #21615 (Basketball Hoop) MOTION (Bracken/D. Snider) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.

XI. Next Meeting Date

December 5, 2018 - 6:00 P.M. at the Windmill Park Office

XII. Meeting adjourned at 6:30 P.M.

Respectfully Submitted,

Ashley Boykin for HOA Management Solutions