Continental Ranch Community Association

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

Covenants Committee Meeting December 5, 2018 Minutes

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

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

Marilyn Stimpson Bob Vollbrecht Cindy Snider Duane Snider

Bill Cicala (Covenants Liaison)

Ashley Boykin (Management Respresentative)

- III. Guests
- IV. December 5, 2018 Agenda approved by MOTION (D. Snider/Vollbrecht); unanimously approved.
- V. November 7, 2018 Minutes approved by MOTION (Stimpson/Bracken); unanimously approved.
- VI. Board Actions from the November 20, 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
- E. Reported resignation of Nick Elias

VIII. Unfinished Business:

- a. All 30-day pool suspensions will begin March 1st, 2019
- Account #18020 (Trash Cans) MOTION (Bracken/D. Snider) Covenants Committee
 recommends to the Board a \$50 weekly fine & 30-day pool suspension until the property is
 brought into compliance; unanimously approved.
- Account #17784 (Trash Cans) MOTION (Bracken/C. Snider) 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/C. Snider) 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/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.
- 5. Account #26229 (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.
- 6. Account #19299 (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.

- 7. Account #20389 (Inoperable Vehicle) MOTION (Bracken/C. Snider) Covenants Committee recommends to the Board a \$100 weekly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
- 8. Account #50313 (Inoperable Vehicle) MOTION (Bracken/C. Snider) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
- 9. Account #20304 (Duty of Maintenance) MOTION (Bracken/C. Snider) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension unless the property is brought into compliance within 30 days from 12/18/2018; unanimously approved.
- Account #84445 (ARC Violation) MOTION (Bracken/C. Snider) Covenants Committee
 recommends to the Board a \$100 monthly fine & 30-day pool suspension until the property is
 brought into compliance; unanimously approved.
- 11. Account #18629 (ARC Violation) 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.

IX. New Business

- a. All 30-day pool suspensions will begin March 1st, 2019
- Covenants Committee will notify the Board that Nick Elias has resigned from the Covenants Committee.
- 2. Accounts #20259, #20308 (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.
- 3. Account #19079 (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 12/19/2018 if the property is not brought into compliance by 12/18/2018; unanimously approved.

X. Next Meeting Date

January 2, 2019 - 6:00 P.M. at the Windmill Park Office

XI. Meeting adjourned at 6:24 P.M.

Respectfully Submitted,

Ashley Boykin for HOA Management Solutions