

Continental Ranch Community Association

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

Covenants Committee Meeting August 7, 2019 Minutes

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

II. Roll Call : *Present:* Peggy Bracken (Chair)
 Bill Cicala
 John Occhi
 Ryan Egea (Management Representative)
 Catherine Gutierrez (Management Representative)

Absent: Marilyn Stimpson (Excused)

III. Guests: John Occhi & Bob Hyland

IV. August 7, 2019 Agenda approved by MOTION (Cicala/Bracken); unanimously approved.

V. July 3, 2019 Minutes approved by MOTION (Cicala/Bracken); unanimously approved.

VI. Board Actions from the July 16, 2019 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:

1. Accounts #25773, #17787, #27070 (Duty of Maintenance) MOTION (Cicala/Bracken) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
2. Account #20769 (Duty of Maintenance) MOTION (Bracken/Cicala) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
3. Accounts #19949 (Street Parking) MOTION (Cicala/Bracken) 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 #20389 (Inoperable Vehicle) MOTION (Cicala/Bracken) Covenants Committee recommends to the Board a \$100 weekly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
5. Account #84445 (ARC Violation) MOTION (Bracken/Cicala) Covenants Committee recommends to the Board a \$50 weekly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
6. Accounts #19865 (Trash Cans) MOTION (Cicala/Bracken) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
7. Accounts #19538, #17862, #17874, #23028, #18103, #22248, #21066, #70507, #18815, #54715, #20196, #17787 (Duty of Maintenance – Fascia) MOTION (Cicala/Bracken) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
8. Accounts #102829, #17845, #17863, #18132, #22224 (Duty of Maintenance – Fascia) MOTION (Cicala/Bracken) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.

All CRCA Board and Committee Meetings are audio recorded.

IX. New Business

1. Accounts #98438, #79823, #18819, #23494, #19831, #20239 (Duty of Maintenance - Fascia) MOTION (Cicala/Bracken) 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 #19997, #26216 (Trash Cans) MOTION (Cicala/Bracken) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
3. Accounts #19989, #21066, #19246 (Unightly Material) MOTION (Cicala/Bracken) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
4. Accounts #19989, #19246 (Landscape Parking) MOTION (Cicala/Bracken) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
5. Accounts #20201 (Landscape Maintenance) MOTION (Cicala/Bracken) Covenants Committee recommends to the Board a \$25 fine, a 30-day pool suspension & a lot clean up to be scheduled no sooner than 08/21/2019 if the property is not brought into compliance by 08/20/2019; unanimously approved.

X. Next Meeting Date

September 4, 2019 - 6:00 P.M. at the **Windmill Park Office**

XI. Meeting adjourned at 6:43 P.M.

Respectfully Submitted,

Ryan Egea for HOA Management Solutions