

Continental Ranch Community Association

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

Covenants Committee Meeting October 2, 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
Jim Lindley

III. Guests: Carrie Bidwell

IV. October 2, 2019 Agenda approved by MOTION (Cicala/Bracken); unanimously approved.

V. September 4, 2019 Minutes approved by MOTION (Cicala/Bracken); unanimously approved.

VI. Board Actions from the September 17, 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. Account #84445 (ARC Violation) MOTION (Bracken/Cicala) Covenants Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
2. Accounts #25773, #17787, #27070 (Duty of Maintenance) 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. Accounts #20769 (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.
4. Accounts #79823, #17845, #17863, #23028, #18132, #22224, #21066, #18819 (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.
5. Accounts #17787, #17862, #18103, #22248, #18815, #54715, #20196 (Duty of Maintenance - Fascia) MOTION (Cicala/Bracken) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
6. Account #25773 (Landscape Parking) MOTION (Occhi/Cicala) Covenants Committee recommends to the Board a \$100 monthly fine & 30-day pool suspension until the property is brought into compliance; unanimously approved.
7. Account #19949 (Street Parking) 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 #19997, #19865 (Trash Cans) MOTION (Cicala/Occhi) 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 #21066 (Unsightly Material) – Noted property was mostly cleaned up; management will continue to monitor.

IX. New Business

1. Account #21007 (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 #102966, #17775 (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 10/16/2019 if the property is not brought into compliance by 10/15/2019; unanimously approved.

X. Next Meeting Date

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

- XI.** Meeting adjourned at 7:01 P.M.

Respectfully Submitted,

Ryan Egea for HOA Management Solutions