

Continental Ranch Community Association

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

Covenants Committee Meeting November 6, 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
Catherine Gutierrez (Management Representative)
Ashley Boykin (Management Representative)
- III. **Guests:** Tim Weiler and Rojanna Harvey
- IV. **November 6, 2019 Agenda** approved by MOTION (Occhi / Cicala)
- V. **October 2, 2019 Minutes** approved by MOTION (Occhi / Cicala)
- VI. **Board Actions from the October 6, 2019 board meeting:** All Covenants Committee recommendations approved by consent agenda.
- VII. **New Committee Member:** MOTION (Cicala / Bracken) to add homeowner Tim Weiler to the Covenants Committee. Unanimously approved.
- 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. Pool suspensions to begin March 1, 2020
 1. Account #84445 (ARC Violation) MOTION (Cicala / Bracken) Covenants Committee recommends to the Board a \$100 weekly fine & 30-day pool suspension until property is brought into compliance; 2 in favor of 1 opposed (Occhi), motion passed.
 2. Accounts #25773, #20769, #17787, #27070 (Duty of Maintenance) MOTION (Cicala / Bracken) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is brought into compliance; unanimously approved.
 3. Accounts #79823, #23028 (Duty of Maintenance - Fascia) MOTION (Cicala / Bracken) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance; unanimously approved.
 4. Accounts #17787, #17845, #17863, #18132, #22224, #22248, #21066, #18815, #54715, #20196 (Duty of Maintenance - Fascia) MOTION (Cicala / Occhi) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is brought into compliance; unanimously approved.
 5. Account #25773 (Landscape Parking) MOTION (Cicala / Bracken) Covenants Committee recommends to the Board a \$100 monthly fine & 30-day pool suspension until property is brought into compliance; unanimously approved.

6. Accounts #19997 (Trash Cans) MOTION (Cicala / Bracken) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance; unanimously approved.

X. New Business:

- a. Pool suspensions to begin March 1, 2020
 1. Account #20645 (Duty of Maintenance) MOTION (Cicala / Bracken) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance; unanimously approved.
 2. Account #43946 (Landscape Maintenance) MOTION (Cicala / Bracken) Covenants Committee recommends to the Board a \$25 fine, a 30-day pool suspension, and a lot clean up to be scheduled no sooner than 11/20/2019 if the property is not brought into compliance by 11/19/2019; unanimously approved.
 3. Account #20645 (Trailer) MOTION (Cicala / Bracken) Covenants Committee recommends to the Board a \$25 weekly fine & 30-day pool suspension until property is brought into compliance; unanimously approved.

XI. Next Meeting Date:

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

- XII.** Meeting adjournment at 6:43 P.M.