

# Continental Ranch Community Association

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

## Covenants Committee Meeting May 6, 2020 Minutes

- I. **Call to Order:** 6:08 P.M at the **Windmill Park Office**
- II. **Roll Call:** *Present:* Peggy Bracken (Chairperson)  
Bill Cicala  
John Occhi  
Tim Weiler  
Connie DeLarge  
Rick Brown  
Bill Dawes (Board Liaison)  
Catherine Gutierrez (Management Representative)
- III. **Guests**
- IV. **Approval of the May 6, 2020 Agenda** approved by MOTION (Weiler / Cicala)
- V. **Approval of the March 4, 2020 Minutes** approved by MOTION (Cicala / Bracken)
- VI. **Board Actions from the March 17, 2020 board 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:**
  - A. 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. Six in favor, one opposed (Occhi). Motion passed.  
  
MOTION (Occhi/Cicala) to request that the Board review section 4.5 of the CC&Rs regarding Account #84445. Unanimously approved.
  - B. Account #70184 (ARC Violation – Décor) 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.
  - C. Accounts #17787, #27070 (Duty of Maintenance – Roof Tiles) MOTION (Cicala / Bracken) Covenants Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
  - D. Accounts #21007, #17702 (Duty of Maintenance – Fascia) (Cicala / Bracken) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
  - E. Accounts #17787, #17845, #17863, #18132, #22224, #18815, #54715 (Duty of Maintenance – Fascia) (Cicala / Occhi) Covenants Committee recommends to the Board a \$50 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

- F. Account #18068 (Unsightly Material) (Cicala / Occhi) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- G. Account #87778 (Trash Cans) (Bracken / Cicala) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

**IX. New Business:**

- H. Accounts #52429, #20925 (ARC Violation - Décor) (Cicala / DeLarge) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- I. Accounts #70184, #19302, #19640 (Unsightly Material) (Cicala / Weiler) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- J. Account #21018 (Trash Cans) (Cicala / Occhi) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- K. Accounts #27054, #18388 (Inoperable Vehicle) (Bracken / Cicala) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- L. Account #92237 (Landscape Parking) (Cicala / Occhi) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- M. Account #101658 (Duty of Maintenance – Roof Tiles) (Bracken / Cicala) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- N. Accounts #100508, # 17752 (Trailer) (Cicala / Bracken) Covenants Committee recommends to the Board a \$25 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

**X. Next Meeting Date: June 3, 2020 @ 6:00 P.M. at the Community Center**

**XI. Adjournment: 6:48 P.M.**