

Continental Ranch Community Association

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

Covenants Committee Meeting October 7, 2020 Minutes

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

II. **Roll Call:** *Present:* Peggy Bracken (Chairperson)
Bill Cicala
Tim Weiler
Connie DeLarge (Excused)
Rick Brown
Bill Dawes (Board Liaison)
Ashley Boykin (Management Representative)
J.J. Velarde (Management Representative)

III. **Guests –** Resident from Redcliff discussing lighting complaint.

IV. **Approval of the October 7, 2020 Agenda** (approved by MOTION (Weiler/Cicala)

V. **Approval of the September 2, 2020 Minutes** (approved by MOTION (Weiler/Cicala)

VI. **Board Actions from the September 15, 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:**

- 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. Unanimously approved.
2. Account #17702 (Duty of Maintenance) 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.
3. Account #18132 (Duty of Maintenance) MOTION (Cicala/Bracken) Covenants Committee recommends to the Board a \$100 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
4. Account #27070 (Duty of Maintenance) MOTION (Cicala/Bracken) Covenants Committee recommends to the Board a \$75 weekly fine & a 30-day pool suspension until the property is brought up to compliance. Unanimously approved.
5. Account #18390 (Duty of Maintenance) 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.

6. Account #19264 (Duty of Maintenance) MOTION (Cicala/Weiler) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
7. Account #18068 (Unsightly Material) 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.
8. Accounts #19640, #18489 (Unsightly Material) 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.
9. Account #19740 (Unsightly Material) MOTION (Cicala/Bracken) Covenants Committee recommends to the Board a \$25 monthly fine, a 30-day pool suspension & a lot clean up to be scheduled no sooner than 10/21/2020 if the property is not brought into compliance by 10/20/2020. Unanimously approved.
10. Account #18388 (Inoperable Vehicles) MOTION (Cicala/Weiler) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

IX. New Business:

1. Account #42873 (ARC Violation) 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. Accounts #18132, #18132, #19389, #19778 (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.
3. Accounts #83003, #98440, #19864, #19022 (Unsightly Material) MOTION (Bracken/Cicala) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
4. Accounts #18068, #18492, #19699, #19740 (Trash Cans) 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.
5. Accounts #100495, #20192 (Landscape Maintenance) MOTION (Cicala/Bracken) Covenants Committee recommends to the Board a \$25 monthly fine, a 30-day pool suspension & a lot clean up to be scheduled no sooner than 10/21/2020 if the property is not brought into compliance by 10/20/2020; Unanimously approved.
6. Account #52523 (Landscape Maintenance) MOTION (Weiler/Bracken) Covenants Committee recommends to the Board an extension until the 11/04/2020. Unanimously approved.
7. Account #40756 (Trailer) MOTION (Cicala/Bracken) Covenants Committee recommends to the Board a \$25 weekly fine, a 30-day pool suspension until the property is brought up to compliance. Unanimously approved.
8. Account #59819 (Landscape Parking) MOTION (Cicala/Weiler) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

X. Next Meeting Date: November 4, 2020 @ 6:00 P.M. at the Windmill Park Office

XI. Adjournment: 6:45 P.M.