

# Continental Ranch Community Association

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

## Covenants Committee Meeting November 4, 2020 Minutes

- I. **Call to Order:** 6:00 P.M at the **Windmill Park Office**
- II. **Roll Call:** *Present:* Peggy Bracken (Chairperson)  
Bill Cicala (Excused)  
Tim Weiler  
Connie DeLarge (Excused)  
Rick Brown  
Bill Dawes (Board Liaison)  
J.J. Velarde (Management Representative)
- III. **Guests – None**
- IV. **Committee Membership Renewal & Chairperson Appointment:** All committee memberships were renewed. **MOTION (Dawes/Weiler)** to nominate Peggy Bracken as Covenants Committee Chairperson. All in favor. Motion passed.
- V. **Approval of the November 4, 2020 Agenda** (approved by MOTION (Weiler/Bracken))
- VI. **Approval of the October 7, 2020 Minutes** (approved by MOTION (Weiler/Bracken))
- VII. **Board Actions from the October 20, 2020 board meeting:**  
*All Covenants Committee recommendations approved by consent agenda.*
- 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:**
  1. Account #84445 (ARC Violation) MOTION (Weiler/Bracken) Covenants Committee recommends to the Board a \$100 weekly fine & 30-day pool suspension (starting March 1, 2021) until property is brought into compliance. Unanimously approved.
  2. Account #42873 (ARC Violation) MOTION (Weiler/Bracken) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension (starting March 1, 2021) until property is brought into compliance. Unanimously approved.
  3. Account #17702 (Duty of Maintenance) MOTION (Weiler/Dawes) Covenants Committee recommends to the Board a \$100 monthly fine & 30-day pool suspension (starting March 1, 2021) until property is brought into compliance. Unanimously approved.
  4. Accounts #18132, #27070 (Duty of Maintenance) MOTION (Weiler/Dawes) Covenants Committee recommends to the Board a \$100 weekly fine & 30-day pool suspension (starting March 1, 2021) until property is brought into compliance. Unanimously approved.
  5. Account #18390 (Duty of Maintenance) MOTION (Weiler/Dawes) Covenants Committee recommends to the Board a \$75 monthly fine & a 30-day pool suspension (starting March 1, 2021) until the property is brought up to compliance. Unanimously approved.

6. Account #19264 (Duty of Maintenance) MOTION (Weiler/Dawes) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension (starting March 1, 2021) until property is brought into compliance. Unanimously approved.
7. Accounts #18132, #18132, #19778 (Duty of Maintenance) MOTION (Weiler/Dawes) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension (starting March 1, 2021) until property is brought into compliance. Unanimously approved.
8. Account #18068 (Unightly Material) MOTION (Weiler/Dawes) Covenants Committee recommends to the Board a \$100 monthly fine & 30-day pool suspension (starting March 1, 2021) until property is brought into compliance. Unanimously approved.
9. Accounts #19640, #18489 (Unightly Material) MOTION (Weiler/Dawes) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension (starting March 1, 2021) until property is brought into compliance. Unanimously approved.
10. Account #98440 (Unightly Material) MOTION (Weiler/Dawes) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension (starting March 1, 2021) until property is brought into compliance. Unanimously approved.
11. Accounts #18492, #19740 (Trash Cans) MOTION (Weiler/Dawes) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension (starting March 1, 2021) until property is brought into compliance. Unanimously approved.
12. Account #18388 (Inoperable Vehicles) MOTION (Weiler/Dawes) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension (starting March 1, 2020) until property is brought into compliance. Unanimously approved.

**X. New Business:**

1. Account #19582 (ARC Violation) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension (starting March 1, 2021) until property is brought into compliance. Unanimously approved.
2. Accounts #19507, #78794, #17811, #18714, #18714, #19264 (Duty of Maintenance) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension (starting March 1, 2021) until property is brought into compliance. Unanimously approved.
3. Accounts #18080, #22532 (Unightly Material) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension (starting March 1, 2021) until property is brought into compliance. Unanimously approved.
4. Accounts #26410 (Landscape Maintenance) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$25 monthly fine, a 30-day pool suspension (starting March 1, 2021) & a lot clean up to be scheduled no sooner than 11/18/2020 if the property is not brought into compliance by 11/17/2020; Unanimously approved.
5. Accounts #21095, #25887 (Landscape Parking) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

**XI. Next Meeting Date: December 2, 2020 @ 6:00 P.M. at the Windmill Park Office**

**XII. Adjournment: 6:37 P.M.**