

Continental Ranch Community Association

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

Covenants Committee Meeting July 7, 2021 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
Rick Brown (Excused)
Bill Dawes (Board Liaison)
J.J. Velarde (Management Representative)
- III. **Guests –** Mike Kalina discussing landscape parking.
- IV. **Approval of the July 7, 2021 Agenda** (approved by MOTION (Weiler/Cicala)
- V. **Approval of the June 2, 2021 Minutes** (approved by MOTION (Weiler/Bracken)
- VI. **Board Actions from the June 15, 2021 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/Weiler) Covenants Committee recommends to the Board a \$100 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 2. Account #59828 (ARC Violation) MOTION (Cicala/Weiler) Covenants Committee recommends to the Board a \$100 monthly fine & a 30-day pool suspension until the property is brought up to compliance. Unanimously approved.
 3. Accounts #18055, #18055, #18055 (ARC Violation) MOTION (Cicala/Weiler) Covenants Committee recommends to the Board an extension until 08/04/2021. Unanimously approved.
 4. Account #20231 (ARC Violation) MOTION (Cicala/DeLarge) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 5. Accounts #18132, #18132, #18132 (Duty of Maintenance) MOTION (Cicala/Weiler) Covenants Committee recommends to the Board an extension until 08/04/2021. Unanimously approved.
 6. Account #18390 (Duty of Maintenance) MOTION (Cicala/Weiler) Covenants Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

7. Account #19264 (Duty of Maintenance) MOTION (Cicala/Weiler) Covenants Committee recommends to the Board a \$50 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
8. Accounts #18714, #18714 (Duty of Maintenance) MOTION (Weiler/Weiler) Covenants Committee recommends to the Board an extension until 08/04/2021. Unanimously approved.
9. Account #19264 (Duty of Maintenance) MOTION (Weiler/Weiler) Covenants Committee recommends to the Board a \$100 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
10. Account #20598 (Duty of Maintenance) MOTION (Cicala/DeLarge) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
11. Account #19967 (Duty of Maintenance) MOTION (Cicala/DeLarge) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
12. Accounts #79801, #20557, #44022 (Duty of Maintenance) MOTION (Cicala/Weiler) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
13. Account #85559 (Duty of Maintenance) MOTION (Cicala/DeLarge) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
14. Account #84445 (Unightly Material) MOTION (Cicala/Weiler) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought up to compliance. Unanimously approved.

IX. New Business:

1. Accounts #84447, #95398 (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.
2. Accounts #95398, #19200 (Unightly Materials) MOTION (Cicala/Weiler) Covenants Committee recommends to the Board a \$25 monthly fine & a 30-day pool suspension until the property is brought up to compliance. Unanimously approved.
3. Accounts #26467, #23206, #18390 (Landscape Maintenance) MOTION (Cicala/Weiler) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension and a lot cleanup scheduled no sooner than 07/20/21 to be charged to your account if the property is not brought into compliance by 07/20/21 until property is brought into compliance. Unanimously approved.

X. Next Meeting Date: August 4, 2021 @ 6:00 P.M. at the Windmill Park Office

XI. Adjournment: 6:48 P.M.