

Continental Ranch Community Association

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

Covenants Committee Meeting September 1, 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 –** Michael Forsythe to discuss street parking.
- IV. **Approval of the September 1, 2021 Agenda** (approved by MOTION (Weiler/DeLarge)
- V. **Approval of the August 4, 2021 Minutes** (approved by MOTION (Weiler/DeLarge)
- VI. **Board Actions from the August 17, 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 \$50 weekly fine & a 30-day pool suspension until the property is brought up to compliance. Unanimously approved.
 3. Account #18132 (Duty of Maintenance) 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.
 4. Accounts #118132, #18132 (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.
 5. Account #19967 (Duty of Maintenance) MOTION (Cicala/Weiler) Covenants Committee recommends to the Board a \$100 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 6. Accounts #79801, #20557 (Duty of Maintenance) 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.

7. Account #85559 (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.
8. Account #20708 (Duty of Maintenance) MOTION (Cicala/Weiler) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension if property is not brought into compliance by 09/21/2021. Unanimously approved.
9. Account #84445 (Unightly Material) MOTION (Cicala/Weiler) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is brought up to compliance. Unanimously approved.
10. Account #19200 (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 #18340, #108761 (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. Account #18817 (Duty of Maintenance) MOTION (Cicala/Weiler) Covenants Committee recommends to the Board an extension until 10/06/2021. Unanimously approved.
3. Account #41861 (Landscape 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.
4. Accounts #107848, #25584, #91115 (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 09/22/21 to be charged to your account if the property is not brought into compliance by 09/21/21 until property is brought into compliance. Unanimously approved.
5. Accounts #109717, #102774 (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.
6. Account #70450 (Street 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: October 6, 2021 @ 6:00 P.M. at the Windmill Park Office

XI. Adjournment: 6:39 P.M.