

Continental Ranch Community Association

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

Covenants Committee Meeting October 6, 2021 Minutes

- I. **Call to Order:** 6:00 P.M at the **Windmill Park Office**
- II. **Roll Call:** *Present:* Peggy Bracken (Chairperson) (Excused)
Bill Cicala
Tim Weiler
Connie DeLarge (Excused)
Rick Brown
Bill Dawes (Board Liaison) (Excused)
J.J. Velarde (Management Representative)
- III. **Guests – NONE**
- IV. **Approval of the October 6, 2021 Agenda** (approved by MOTION (Cicala/Brown))
- V. **Approval of the September 1, 2021 Minutes** (approved by MOTION (Brown/Cicala))
- VI. **Board Actions from the September 21, 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/Brown) Covenants Committee recommends to the Board a \$100 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 2. Account #18132 (Duty of Maintenance) MOTION (Cicala/Brown) Covenants Committee recommends to the Board a \$100 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 3. Accounts #118132, #18132 (Duty of Maintenance) MOTION (Cicala/Brown) Covenants Committee recommends to the Board a \$50 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 4. Account #19967 (Duty of Maintenance) MOTION (Cicala/Brown) Covenants Committee recommends to the Board a \$100 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 5. Accounts #79801, #20557, #85559 (Duty of Maintenance) MOTION (Cicala/Brown) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 6. Accounts #18340, #108761 (Duty of Maintenance) MOTION (Cicala/Brown) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension if property is not brought into compliance. Unanimously approved.

7. Account #84445 (Unightly Material) MOTION (Cicala/Brown) Covenants Committee recommends to the Board a \$100 monthly fine & 30-day pool suspension until property is brought up to compliance. Unanimously approved.
8. Account #19200 (Unightly Material) MOTION (Cicala/Brown) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought up to compliance. Unanimously approved
9. Account #41861 (Landscape Maintenance) MOTION (Cicala/Brown) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
10. Account #102774 (Landscape Parking) MOTION (Cicala/Brown) 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:

1. Account #19257 (Duty of Maintenance) MOTION (Cicala/Brown) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
2. Account #106716 (Duty of Maintenance) MOTION (Cicala/Brown) Covenants Committee recommends to the Board an extension until 11/03/2021. Unanimously approved.
3. Accounts #83081, #105301 (Landscape Maintenance) MOTION (Cicala/Brown) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension and a lot cleanup scheduled no sooner than 10/20/21 to be charged to your account if the property is not brought into compliance by 10/19/21 until property is brought into compliance. Unanimously approved.
4. Accounts #40756, #105357 (Trailer) MOTION (Cicala/Brown) Covenants Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

X. Next Meeting Date: November 3, 2021 @ 6:00 P.M. at the Windmill Park Office

XI. Adjournment: 6:12 P.M.