

# Continental Ranch Community Association

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

## Covenants Committee Meeting November 3, 2021 Minutes

- I. **Call to Order:** 6:00 P.M at the **Windmill Park Office**
- II. **Roll Call:**
  - Present:* Peggy Bracken (Chairperson)
  - Bill Cicala
  - Connie DeLarge
  - Rick Brown
  - J.J. Velarde (Management Representative)
  - Excused:* Tim Weiler
  - Bill Dawes (Board Liaison)
- III. **Approval of the November 3, 2021 Agenda** (approved by MOTION (Cicala/DeLarge))
- IV. **Approval of the October 6, 2021 Minutes** (approved by MOTION (DeLarge/Brown))
- V. **Committee Membership Renewal & Chairperson Appointment:** All committee memberships were renewed. **MOTION (Cicala/Bracken)** to nominate Tim Weiler as Covenants Committee Chairperson. Unanimously approved.
- VI. **Guests:** Annie Ingram (Conference call)
- VII. **Board Actions from the October 19, 2021 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 (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 #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 \$75 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 \$50 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
  5. Accounts #79801, #20557 (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.

6. Account #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.
7. Account #18340 (Duty of Maintenance) MOTION (Cicala/Brown) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension if property is not brought into compliance. Unanimously approved.
8. Account #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.
9. Account #41861 (Landscape Maintenance) MOTION (Cicala/Brown) Covenants Committee recommends to the Board a \$50 fine with a 30-day pool suspension and a lot cleanup scheduled no sooner than 11/17/21 to be charged to your account if the property is not brought into compliance by 11/16/21.

**X. New Business:**

1. Accounts #109902, #85553 (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.
2. Accounts #20659, #20690, #19682, #106633, #105368 (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.
3. Account #18014 (Duty of Maintenance) MOTION (Cicala/DeLarge) Covenants Committee recommends to the Board an extension until 12/01/2021. Unanimously approved.
4. Account #109358 (Unightly Materials) 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. Account #105368 (Landscape 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.
6. Accounts #26914, #105368 (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 11/17/21 to be charged to your account if the property is not brought into compliance by 11/16/21 until property is brought into compliance. Unanimously approved.
7. Account #18114 (Street 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.
8. Account #82961 (Trash Cans) 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.

**XI. Next Meeting Date: December 1, 2021 @ 6:00 P.M. at the Windmill Park Office**

**XII. Adjournment: 6:35 P.M.**