

Continental Ranch Community Association

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

Covenants Committee Meeting December 1, 2021 Minutes

- I. **Call to Order:** 6:00 P.M at the **Windmill Park Office**
- II. **Roll Call:** *Present:* Tim Weiler (Chairperson)
Bill Cicala
Connie DeLarge
Rick Brown
Bill Dawes (Board Liaison)
J.J. Velarde (Management Representative)
Excused: Peggy Bracken
- III. **Approval of the December 1, 2021 Agenda** (approved by MOTION (Cicala/DeLarge)
- IV. **Approval of the November 3, 2021 Minutes** (approved by MOTION (DeLarge/Brown)
- V. **Guests:** NONE
- VI. **Board Actions from the November 16, 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
 - E. Resident flag complaints
- VIII. **Unfinished Business:**
 1. Account #84445 (ARC Violation) MOTION (Cicala/DeLarge) Covenants Committee recommends to the Board a \$100 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 2. Account #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.
 3. Account #109902 (ARC Violation) MOTION (Cicala/DeLarge) Covenants Committee recommends to the Board an extension until 01/05/2022. Unanimously approved
 4. 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.
 5. 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.

6. 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.
7. Accounts #79801, #20557, #85559 (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.
8. Account #106716 (Duty of Maintenance) MOTION (Cicala/Brown) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
9. Accounts #20659, #20690, #19682, #106633 (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.
10. Account #18014 (Duty of Maintenance) MOTION (Cicala/Weiler) Covenants Committee recommends to the Board an extension until 01/05/2022. Unanimously approved.
11. Account #109358 (Unightly Materials) 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.
12. Account #105368 (Landscape Maintenance) MOTION (Cicala/Weiler) Covenants Committee recommends to the Board an extension until 01/05/2022. Unanimously approved.
13. Account #82961 (Trash Cans) 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.

IX. New Business:

1. Account #70509 (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 #112735, #112655, #20720 (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 #107745 (Duty of Maintenance) MOTION (Cicala/DeLarge) Covenants Committee recommends to the Board an extension until 01/05/2022. Unanimously approved.
4. Account #47164 (Landscape Maintenance) MOTION (Cicala/DeLarge) Covenants Committee recommends to the Board an extension until 01/05/2022. Unanimously approved.
5. Accounts #29319, #105531, #21235 (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 12/22/21 to be charged to your account if the property is not brought into compliance by 12/21/21 until property is brought into compliance. Unanimously approved.
6. Account #105531 (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.

X. Next Meeting Date: January 5, 2021 @ 6:00 P.M. at the Windmill Park Office

XI. Adjournment: 6:42 P.M.