

Continental Ranch Community Association

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

Covenants Committee Meeting January 5, 2022 Minutes

I. **Call to Order:** 6:00 P.M at the **Windmill Park Office**

II. **Roll Call:** *Present:* Tim Weiler (Chairperson)
Bill Cicala
Rick Brown
J.J. Velarde (Management Representative)
Excused: Peggy Bracken
Connie DeLarge
Bill Dawes (Board Liaison)

III. **Approval of the January 5, 2022 Agenda** (approved by MOTION (Brown/Cicala))

IV. **Approval of the December 1, 2021 Minutes** (approved by MOTION (Cicala/Weiler))

V. **Guests:** NONE

VI. **Board Actions from the December 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
- E. Covenants Policy wording

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 #85553 (ARC Violation) 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.
3. Account #109902 (ARC Violation) MOTION (Cicala/Weiler) Covenants Committee recommends to the Board an extension until 02/15/2022. Unanimously approved
4. Account #70509 (ARC Violation) 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.
5. Account #18132, #18132, #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.

6. Account #19967 (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.
7. Account #79801 (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.
8. Account #85559 (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.
9. Accounts #106716, #20659, #19682, #106633 (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.
10. Accounts #112735, #112655, #20720, #107745 (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. Unanimously approved.
11. Accounts #20557, #20690, #18014 (Duty of Maintenance) MOTION (Cicala/Weiler) Covenants Committee recommends to the Board an extension until 02/02/2022. Unanimously approved.
12. Account #109358 (Unightly Materials) 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.
13. Account #105368 (Landscape 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. Unanimously approved.
14. Account #82961 (Trash Cans) 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.
15. Account #105531 (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 #21507 (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 01/19/22 to be charged to your account if the property is not brought into compliance by 01/18/22 until property is brought into compliance. Unanimously approved.
2. Account #60856 (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.

X. Next Meeting Date: February 2, 2022 @ 6:00 P.M. at the Windmill Park Office

XI. Adjournment: 6:17 P.M.