

Continental Ranch Community Association

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

Covenants Committee Meeting February 2, 2022 Minutes

- I. **Call to Order:** 6:00 P.M at the **Windmill Park Office**
- II. **Roll Call:** *Present:* Tim Weiler (Chairperson)
Bill Dawes (Board Liaison)
Peggy Bracken
Rick Brown
Connie DeLarge
J.J. Velarde (Management Representative)
- III. **Approval of the February 2, 2022 Agenda** (approved by MOTION (Weiler/DeLarge))
- IV. **Approval of the January 5, 2022 Minutes** (approved by MOTION (Weiler/DeLarge))
- V. **Guests:** John Abraham
- VI. **Board Actions from the January 18, 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 revision
 - F. BCL & La Cholla Landscape proposals
- VIII. **Unfinished Business:**
 1. Account #84445 (ARC Violation) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board a \$100 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 2. Accounts #85553, #70509 (ARC Violation) MOTION (Weiler/DeLarge) 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 (Weiler/Bracken) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 4. Accounts #18132, #18132, #18132 (Duty of Maintenance) MOTION (Weiler/Bracken) Covenants Committee recommends to the Board a \$100 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 5. Account #19967 (Duty of Maintenance) MOTION (Weiler/Brown) Covenants Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

6. Accounts #79801, #85559 (Duty of Maintenance) MOTION (Weiler/Brown) Covenants Committee recommends to the Board a \$50 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
7. Account #106716 (Duty of Maintenance) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
8. Accounts #20659, #20690, #19682, #112735, #112655, #20720, #107745 (Duty of Maintenance) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension if property is not brought into compliance. Unanimously approved.
9. Account #18014 (Duty of Maintenance) MOTION (Weiler/Bracken) 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 #105368 (Landscape Maintenance) MOTION (Weiler/Brown) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension if property is not brought into compliance. Unanimously approved.
11. Account #105531 (Trash Cans) MOTION (Weiler/Brown) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension if property is not brought into compliance. Unanimously approved.

IX. New Business:

1. Accounts #101722, #34480 (Duty of Maintenance) MOTION (Weiler/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 #43987 (Landscape Maintenance) MOTION (Weiler/Brown) 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: March 2, 2022 @ 6:00 P.M. at the Windmill Park Office

XI. Adjournment: 6:38 P.M.