

Continental Ranch Community Association

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

Covenants Committee Meeting May 4, 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)
Rick Brown
Peggy Bracken
Connie DeLarge
J.J. Velarde (Management Representative)
- III. **Approval of the May 4, 2022 Agenda** (approved by MOTION (Bracken/Brown))
- IV. **Approval of the April 6, 2022 Minutes** (approved by MOTION (Bracken/DeLarge))
- V. **Guests:** John Abraham (Covenants Committee is recommending John Abraham as a new member to the Board)
- VI. **Board Actions from the April 19, 2022 board meeting:**
All Covenants Committee recommendations approved by consent agenda.
- VII. **Management Report:**
 - A. Show of VMS reports
 - B. Calls made to homeowners
 - C. Lot clean ups
 - D. Board Actions
- VIII. **Unfinished Business:**
 1. Account #84445 (ARC Violation) MOTION (Bracken/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 #20231 (ARC Violation) MOTION (Bracken/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 #24947 (ARC Violation) MOTION (Bracken/DeLarge) 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, #19967 (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 #79801 (Duty of Maintenance) MOTION (Bracken/DeLarge) Covenants Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 6. Accounts #106716, #20659 (Duty of Maintenance) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board a \$100 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

7. Account #101722 (Duty of Maintenance) MOTION (Weiler/Bracken) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension if property is not brought into compliance. Unanimously approved.
8. Accounts #105520, #20659, #24188, #19778 (Duty of Maintenance) MOTION (Bracken/DeLarge) 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 #23028 (Landscape Maintenance) MOTION (Bracken/DeLarge) Covenants Committee recommends to the Board a \$25 fine & 30-day pool suspension and a lot cleanup scheduled no sooner than 05/18/22 to be charged to your account if the property is not brought into compliance by 05/17/22. Unanimously approved.

IX. New Business:

1. Accounts #92340, #23210 (Duty of Maintenance) MOTION (Bracken/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 #18689 (Trash Cans) MOTION (Bracken/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: June 1, 2022 @ 6:00 P.M. at the Windmill Park Office

XI. Adjournment: 6:22 P.M.