

Continental Ranch Community Association

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

Covenants Committee Meeting September 7, 2022 Minutes

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

II. **Roll Call:** *Present:* Tim Weiler (Chairperson)
Rick Brown
Peggy Bracken
Connie DeLarge
J.J. Velarde (Management Representative)

Excused: Bill Dawes (Board Liaison)
John Abraham

III. **Approval of the September 7, 2022 Agenda** (approved by MOTION (DeLarge/Bracken))

IV. **Approval of the August 3, 2022 Minutes** (approved by MOTION (DeLarge/Bracken))

V. **Guests:** Rebecca Bowie – Discussing courtesy notice verbiage

VI. **Board Actions from the August 16, 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. Fry's Complaint – Hold until next COV meeting 10/05/2022 (approved by MOTION (Bracken/Weiler))

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 #18132, #18132, #18132, #79801 (Duty of Maintenance) 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.
3. Account #106716 (Duty of Maintenance) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
4. Account #101722 (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.
5. Accounts #24188, #92340 (Duty of Maintenance) MOTION (Bracken/Brown) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension if property is not brought into compliance. Unanimously approved.

6. Accounts #109357, #107745 (Duty of Maintenance) MOTION (Bracken/Brown) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension if property is not brought into compliance. Unanimously approved.
7. Accounts #105504, #34483, #19001 (Duty of Maintenance) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension if property is not brought into compliance. Unanimously approved.
8. Account #59828 (Landscape Maintenance) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
9. Account #19072 (Landscape Maintenance) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension and a lot cleanup scheduled no sooner than 09/21/22 to be charged to your account if the property is not brought into compliance by 09/20/22. Unanimously approved.
10. Account #109358 (Unsightly Materials) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
11. Account #40765 (Trailer) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

IX. New Business:

1. Account #113049 (Duty of Maintenance) MOTION (Weiler/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 #105522, #43987, #18909, #114922 (Landscape Maintenance) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
3. Accounts #20715, #20715 (Landscape Maintenance) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension and a lot cleanup scheduled no sooner than 09/21/22 to be charged to your account if the property is not brought into compliance by 09/20/22. Unanimously approved.
4. Account #102752 (Unsightly Materials) MOTION (Weiler/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 #105251 (Trash Cans) MOTION (Weiler/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 #100492, #21279, #18918 (Trailer) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board a \$75 weekly fine & 30-day pool until property is brought into compliance. Unanimously approved.

X. Next Meeting Date: October 5, 2022 @ 6:00 P.M. at the Windmill Park Office

XI. Adjournment: 6:55 P.M.