

Continental Ranch Community Association

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

Covenants Committee Meeting October 5, 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)
John Abraham
Rick Brown
J.J. Velarde (Management Representative)

Excused: Peggy Bracken
Connie DeLarge

III. **Approval of the October 5, 2022 Agenda** approved by MOTION (Abraham/Weiler)

IV. **Approval of the September 7, 2022 Minutes** approved by MOTION (Abraham/Weiler)

V. **Guests:**

VI. **Board Actions from the September 20, 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. Account #21232 parking lot complaint (Duty of Maintenance) – MOTION (Weiler/Brown) to approve an extension until 11/02/22 COV meeting. Unanimously approved.
- E. Holiday Décor Complaint (Design Guidelines enforcement) – MOTION (Abraham/Weiler) to continue to enforce per current Design Guidelines. Unanimously approved.
- F. Account #105368 (Landscape Maintenance) - MOTION (Weiler/Brown) to recommend to the Board a Lot cleanup scheduled no sooner than 10/19/22 to be charged to the property account if the landscaping is not brought into compliance by 10/18/22. Unanimously approved.

VIII. **Unfinished Business:**

- 1. Account #84445 (ARC Violation) MOTION (Weiler/Brown) Covenants Committee recommends to the Board a \$100 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 - a. The committee recommended the Board consult with the attorney for CRCA regarding alternative enforcement options beyond association fines to compel compliance for the ARC violation for Account #84445.
- 2. Accounts #18132, #18132, #18132, #79801, #106716 (Duty of Maintenance) MOTION (Weiler/Brown) Covenants Committee recommends to the Board a \$100 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

3. Account #101722 (Duty of Maintenance) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board a \$50 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
4. Account #24188 (Duty of Maintenance) MOTION (Weiler/Brown) Covenants Committee recommends to the Board a \$100 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
5. Account #92340 (Duty of Maintenance) MOTION (Weiler/Abraham) 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 #107745, #105504, #19001 (Duty of 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.
7. Account #113049 (Duty of Maintenance) MOTION (Weiler/Brown) 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 (Weiler/Abraham) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
9. Accounts #105522, #18909 (Landscape Maintenance) MOTION (Weiler/Brown) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension and a lot cleanup scheduled no sooner than 10/19/22 to be charged to your account if the property is not brought into compliance by 10/18/22. Unanimously approved.
10. Account #109358 (Unightly Materials) MOTION (Weiler/Brown) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
11. Account #40765 (Trailer) 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.

IX. New Business:

1. Account #103066 (ARC Violation) 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 #72576 (Duty Maintenance) MOTION (Weiler/Abraham) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
3. Account #84475 (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.
4. Accounts #23488, #23488 (Landscape Maintenance) MOTION (Weiler/Brown) Covenants Committee recommends to the Board an extension until 11/02/2022. Unanimously approved
5. Accounts #103028, #22989 (Unightly Materials) MOTION (Weiler/Brown) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool until property is brought into compliance. Unanimously approved.

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

XI. Adjournment: 6:49 P.M.