

Continental Ranch Community Association

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

Covenants Committee Meeting January 4, 2023 Minutes

- I. **Call to Order:** 6:00 P.M at the **Windmill Park Office**
- II. **Roll Call:** *Present:* Tim Weiler (Chairperson)
Peggy Bracken
Rick Brown
J.J. Velarde (Management Representative)
Paula Bellina (Management Representative)
Excused: Connie DeLarge (Board Liaison)
- III. **Approval of the January 4, 2023 Agenda** approved by MOTION (Bracken/Brown)
- IV. **Approval of the December 7, 2022 Minutes** approved by MOTION (Bracken/Brown)
- V. **Guests:** Mac Rosete to discuss street parking
- VI. **Board Actions from the December 20, 2022 board meeting:**
All Covenants Committee recommendations approved by consent agenda.
- VII. **Management Report:**
 - A. Show of VMS reports
 - B. Covenants Policy Update
 - C. La Cholla Landscape Under New Ownership
- 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. Pool suspensions will begin March 1, 2023. Unanimously approved.
 2. Accounts #92243, #92243 (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. Pool suspensions will begin March 1, 2023. Unanimously approved.
 3. Accounts #18132, #18132, #18132, #79801, #106716 (Duty of Maintenance) MOTION (Bracken/Brown) Covenants Committee recommends to the Board a \$100 weekly fine & 30-day pool suspension until property is brought into compliance. Pool suspensions will begin March 1, 2023. Unanimously approved.
 4. Accounts #24188, 92340 (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. Pool suspensions will begin March 1, 2023. Unanimously approved.
 5. Account #107745 (Duty of Maintenance) MOTION (Weiler/Bracken) Covenants Committee recommends to the Board a \$100 monthly fine & 30-day pool suspension until property is brought into compliance. Pool suspensions will begin March 1, 2023. Unanimously approved.
 6. Accounts #19001, 113049 (Duty of Maintenance) MOTION (Weiler/Brown) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension if property is not brought into compliance. Pool suspensions will begin March 1, 2023. Unanimously approved.

7. Account #35521 (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. Pool suspensions will begin March 1, 2023. Unanimously approved.
8. Account #20571 (Duty of Maintenance) MOTION (Weiler/Brown) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension if the property is not brought into compliance. Pool suspensions will begin March 1, 2023. Unanimously approved.
9. Account #22989 (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. Pool suspensions will begin March 1, 2023. Unanimously approved.
10. Account #21154 (Inoperable Vehicle) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board an extension until 02/01/2023.
11. Account #90067 (Trash Cans) MOTION (Weiler/Brown) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Pool suspensions will begin March 1, 2023. Unanimously approved.
12. Account #26914 (Street Parking) MOTION (Weiler/Bracken) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Pool suspensions will begin March 1, 2023. Unanimously approved.

IX. New Business:

1. Account #21114 (Duty of Maintenance) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Pool suspensions will begin March 1, 2023. Unanimously approved.
2. Account #20482 (Duty Maintenance) MOTION (Weiler/Brown) Covenants Committee recommends to the Board an extension until 02/01/2023.
3. Account #117042 (Unightly Materials) MOTION (Bracken/Brown) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Pool suspensions will begin March 1, 2023. Unanimously approved.
4. Account #109358 (Unightly Materials) MOTION (Bracken/Brown) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Pool suspensions will begin March 1, 2023. Unanimously approved.

X. Next Meeting Date: February 1, 2023 @ 6:00 P.M. at the Windmill Park Office

XI. Adjournment: 6:40 P.M.