

Continental Ranch Community Association

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

Covenants Committee Meeting August 2, 2023 Minutes

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

II. **Roll Call:**

Present: Peggy Bracken
Rick Brown (Committee Member)
Ryan Brown (Committee Member)
Joseph Karger (Management Representative)

Excused: Tim Weiler (Chairperson)
Connie DeLarge (Board Liaison)

III. **Approval of the August 2, 2023 Agenda** approved by MOTION (Bracken/Brown)

IV. **Approval of the July 12, 2023 Minutes** approved by MOTION (Bracken/Brown)

V. **Guests:** Vicki Susa : Homeowner

VI. **Board Actions July 15, 2023:**

All covenants Committee recommendations approved by consent agenda.

VII. **Management Report:**

A. Show of VMS reports

VIII. **Unfinished Business:**

- A. Accounts #18132 (Duty of Maintenance) MOTION (Brown/Bracken) Covenants Committee recommends to the Board to continue with fines process. \$100 Weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- B. Account #92340 (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. Unanimously approved.
- C. Account #20571 (Duty of Maintenance) MOTION (Brown/Bracken) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is not brought into compliance. Unanimously approved.
- D. Account #109357 (Holiday Decorations) 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.
- E. Account #21108 (Unightly Material) 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.
- F. Account #19403 (Unightly Material) 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.

- G. Account #18301 (Inoperable Vehicle) (Brown/Bracken) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is not brought into compliance. Unanimously approved.
- H. Account #19403 (Landscape Parking) (Brown/Bracken) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is not brought into compliance. Unanimously approved.

New Business:

- A. Account #19658 (Unsightly Material) (Brown/Bracken) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is not brought into compliance. Unanimously approved.
- B. Account #36552 (Unsightly Material) (Brown/Bracken) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is not brought into compliance. Unanimously approved.
- C. Account #80903 (Unsightly Material) (Brown/Bracken) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is not brought into compliance. Unanimously approved.
- D. Account #110916 (Trashcans) (Bracken/Brown) Covenants Committee recommends to the Board to send 1st violation notice. Unanimously approved.
- E. Account #117045 (Trailer Parking) MOTION (Bracken/Brown) Covenants Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- F. Account #21114 (Trailer Parking) MOTION (Bracken/Brown) Covenants Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- G. Account #117045 (ARC Violation) MOTION (Bracken/Brown) Covenants Committee recommends to the Board a \$25 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- H. Account #20656 (Fascia) MOTION (Bracken/Brown) Covenants Committee recommends to the Board a \$25 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- I. Account #20152 (DM Garage) MOTION (Bracken/Brown) Covenants Committee recommends to the Board an extension to cure damages until September 31, 2023. Unanimously approved.

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

XI. Adjournment: 6:26 P.M.