

# Continental Ranch Community Association

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

## Covenants Committee Meeting September 6, 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)  
Connie DeLarge (Board Liaison)  
Tim Weiler (Chairperson)  
Joseph Karger (Management Representative)

III. **Approval of the September 6, 2023 Agenda** approved by MOTION (Bracken/Brown)

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

V. **Guests:** Charlie Park (Homeowner) , George Valdenegro (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 #20656 (Duty of Maintenance) MOTION (Brown/Bracken) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is 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 #19658 (Unsightly Material) 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.
- F. Account #18301 (Inoperable Vehicle) (Brown/Bracken) Covenants Committee recommends that this violation account has been cured and to be removed from violation status. Unanimously approved.

**New Business:**

- A. Account #19088 (Duty of Maintenance) (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 #19072 (Duty of Maintenance) (Weiler/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 #20293 (Duty of Maintenance) (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 #21065 (Trashcans) (Bracken/Weiler) Covenants Committee recommends to the Board to send 1<sup>st</sup> violation notice. Unanimously approved.
- E. Account #25404 (Unsightly 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 #18689 (Unsightly 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 #85537 (Unsightly 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.
- H. Account #24690 (Unsightly Material) 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.
- I. Account #90071 (ARC Violation) 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.
- J. Account #85537 (Landscape Parking) 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.
- K. Account #24225 (Landscape Parking) 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.
- L. Account #29319 (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.
- M. Account #19731 (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.
- N. Account #40658 (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.
- O. Proposal for Lot Cleanup Preemergent MOTION (bracken/Weiler) Covenants Committee recommends to the Board to deny the proposed bid and to seek other bids from landscape companies from lot cleanups that offer preemergent services.

X. Next Meeting Date: October 4, 2023 @ 6:00 P.M. at the Windmill Park Office

XI. Adjournment: 6:57 P.M.