

Continental Ranch Community Association

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

Covenants Committee Meeting October 4, 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)
Connie DeLarge (Board Liaison)
Tim Weiler (Chairperson)
Joseph Karger (Management Representative)
Ryan Brown (Committee Member) – Excused

III. **Approval of the October 4, 2023 Agenda** approved by MOTION (Bracken/Brown)

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

V. **Guests:** John & Sandra Hardeman – Homeowner of Account #19347

VI. **Board Actions September 19, 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 a \$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 \$25 monthly fine & 30-day pool suspension until property is not brought into compliance. Unanimously approved.
- D. 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 not brought into compliance. Unanimously approved.
- E. Account #19088 (Duty of Maintenance) MOTION (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.
- F. Account #19072 (Duty of Maintenance) MOTION (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.

- G. Account #20293 (Duty of Maintenance) MOTION (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 #109357 (Holiday Decorations) MOTION (Bracken/Brown) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- I. Account #19658 (Unsightly Material) 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 (Unsightly Material) 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.
- K. Account #85537 (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 #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.
- M. Proposal for Lot Cleanup Preemergent MOTION (Bracken/Weiler) Covenants Committee recommends to the Board to accept service charges from "BCL Yard Services" amounting to \$210 for Lot Cleanup including preemergent spray and a \$65 Turn-Away fee when applicable.

New Business:

- A. Account #110916 (Trash Cans) (Bracken/Weiler) 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 #106630 (Trash Cans) (Bracken/Weiler) 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 #105619 (Trash Cans) (Bracken/Weiler) 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 #20879 (Trash Cans) (Bracken/Weiler) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is not brought into compliance. Unanimously approved.
- E. Account #105332 (Trash Cans) (Bracken/Weiler) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is not brought into compliance. Unanimously approved.
- F. Account #119325 (Trash Cans) (Bracken/Weiler) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is not brought into compliance. Unanimously approved.
- G. Account #102856 (Trash Cans) (Bracken/Weiler) 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 #28208 (Unsightly Material) 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.
- I. Account #54632 (Inoperable Vehicle) 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 #22989 (Inoperable Vehicle) 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 #114571 (Trailer Parking) 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.
- L. Account #21064 (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.
- M. Account #101574 (Storage Pod) MOTION (Bracken/Brown) Covenants Committee recommends to the Board for Storage Pod allowed in driveway until the end of November. Unanimously approved.
- N. Account #24225 (Storage Pod) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board for Storage Pod allowed in driveway until the end of November. Unanimously approved.

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

XI. Adjournment: 6:40 P.M.