

Continental Ranch Community Association

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

Covenants Committee Meeting November 1, 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 November 1, 2023 Agenda** approved by MOTION (Bracken/Brown)

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

V. **Guests:** None

VI. **Board Actions October 17, 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 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 (Unightly 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 (Unightly 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 #25404 (Unightly 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.
- L. Account #22440 (Unightly 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.
- M. 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.
- N. 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.
- O. Account #21064 (ARC Violation) MOTION (Weiler/Bracken) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

New Business:

- A. Accounts #92340 (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.
- B. Accounts #106716 (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.
- C. Account #105460 (Unightly 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.
- D. Account #116774 (Unightly 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.
- E. Account #25773 (Unightly 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.

- F. Account #20971 (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.
- G. Account #49308 (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.
- H. Account #83342 (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 #116774 (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.
- J. Account #83345 (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.
- K. Account #20775 (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 #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.
- M. Account #21018 (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.
- N. Account #114922 (Landscape Maintenance) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$100 cleanup fee as well as a onetime \$25 fine and 30-day pool suspension until the property is brought into compliance.

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

XI. Adjournment: 6:45 P.M.