

Continental Ranch Community Association

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

Covenants Committee Meeting December 6, 2023, Minutes

- I. **Call to Order:** 6:00 P.M at the **Windmill Park Office**
- II. **Roll Call:**
 - Present:* Tim Weiler (Chairperson)
Peggy Bracken
Brandt Smith (Board Liaison)
Joseph Karger (Management Representative)
 - Excused:* Connie DeLarge
- III. **Approval of the December 6, 2023 Agenda** approved by MOTION (Bracken/Weiler)
- IV. **Approval of the November 1, 2023 Minutes** approved by MOTION (Bracken/Weiler)
- V. **Committee Membership Renewal & Chairperson Appointment:** MOTION (Bracken/Weiler) to renew committee memberships for Smith, DeLarge, Bracken, and to elect Tim Weiler as the Chairperson. Unanimously approved.
- VI. **Annual Review: Committee Charter & General Standards:** MOTION (Bracken/Weiler) Committee Charter & General Standards reviewed and accepted. Unanimously approved.
- VII. **Guests:** Robert Thomas (Homeowner)
- VIII. **Board Actions November 21, 2023:**
 - All covenants Committee recommendations approved by consent agenda.*
- IX. **Management Report:**
 - A. Show of VMS reports
- X. **Unfinished Business:**
 - A. Accounts #18132 (Duty of Maintenance) MOTION (Bracken/Weiler) 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/Weiler) Covenants Committee recommends to the Board a \$100 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 - C. Account #92340 (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. Unanimously approved.
 - D. Account #20571 (Duty of Maintenance) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$100 monthly fine & 30-day pool suspension until property is not brought into compliance. Unanimously approved.
 - E. Account #20656 (Duty of Maintenance) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is not brought into compliance. Unanimously approved.

- F. Account #19088 (Duty of Maintenance) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is not brought into compliance. Unanimously approved.
- G. Account #20293 (Duty of Maintenance) MOTION (Weiler/Bracken) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is not brought into compliance. Unanimously approved.
- H. Account #106716 (Duty of Maintenance) MOTION (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.
- I. Account #19658 (Unightly Material) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$100 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 \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- K. 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.
- L. Account #20971 (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 #49308 (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.
- N. Account #83342 (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.
- O. Account #85537 (Landscape Parking) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- P. Account #24225 (Landscape Parking) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- Q. 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.
- R. Account #109357 (Holiday Decorations) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- S. 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 #20152, #10979, #117794, #18225, #19716 (Duty of Maintenance) 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.
 - B. Account #43961 (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.
 - C. Account #55724 (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.
 - D. Accounts #105439, #105520 (Landscape Parking) MOTION (Weiler/Smith) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 - E. Accounts #116811 (Overhead Encroachment): MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$25 fine, 30-day pool key suspension and a lot clean up to be scheduled no sooner than 12/20/2023 if the property is not brought into compliance by 12/19/2023.
 - F. Accounts #108859 (Overhead Encroachment): MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$25 fine, 30-day pool key suspension and a lot clean up to be scheduled no sooner than 12/20/2023 if the property is not brought into compliance by 12/19/2023.
 - G. Account #17834 (Landscape Maintenance Fine) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board to waive \$95 lot cleanup turn away fee. Unanimously approved.
 - H. BCL Landscape Maintenance (Performance Review) MOTION (Weiler/Bracken) Covenants Committee recommends to the Board to continue lot cleanup orders directly to BCL Landscaping based on current performance. Unanimously approved.
 - I. Community Paint Compliance Review MOTION (Bracken/Weiler) Covenants Committee reviewed total number of violations that were observed, and courtesy notices sent during community wide inspection.
- XI. Covenants Committee Member (Nomination) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board to elect Robert Thomas to serve on the Covenants Committee. Unanimously approved.**
- X. Next Meeting Date: January 3, 2023 @ 6:00 P.M. at the Windmill Park Office**
- XI. Adjournment: 6:47 P.M.**