

Continental Ranch Community Association

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

Covenants Committee Meeting January 03, 2024, Minutes

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

II. **Roll Call:**

Present: Tim Weiler (Chairperson)
Brandt Smith (Board Liaison)
Peggy Bracken
Connie DeLarge
Bob Thomas
Joseph Karger (Management Representative)

III. **Approval of the January 3, 2024 Agenda** approved by MOTION (Weiler/Bracken)

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

V. **Guests:** None

VI. **Board Actions December 19, 2023:**

- A. Motion was made to approve all covenants fines, suspensions and extensions as recommended by the Covenants Committee. Unanimously approved.
- B. Motion was made to approve Account #20152, for a one-month extension. Unanimously approved.
- C. Lot Clean Up Contractor Review: Motion was made to approve continuing to partner with BCL Landscape Maintenance for front yard lot clean ups. Unanimously approved.
- D. New Committee Member Appointment: Motion was made to appoint Mr. Robert Thomas from Parcel 51 as a member of the Covenants Committee. Unanimously approved.

VII. **New Member Orientation:**

- A. Covenants Committee review Continental Ranch Association Covenants Policy.
- B. Covenants Committee review Continental Ranch Association Committee Charter.

VIII. **Management Report:**

- A. Community Management Report was provided to Covenants Committee by management for review.

IX. **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 \$50 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 \$25 weekly fine & 30-day pool suspension until property is not brought into compliance. Unanimously approved.

- E. Account #20293 (Duty of Maintenance) MOTION (Weiler/Bracken) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is not brought into compliance. Unanimously approved.
- F. 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.
- G. Account #106716 (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.
- H. Account #19079 (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.
- I. Account #85537 (Unsightly Material) MOTION (Weiler/Bracken) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is not brought into compliance.
- J. Account #79308 (Unsightly Material) MOTION (Bracken/Smith) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is not brought into compliance.
- K. Account #43961 (Unsightly Material) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is not brought into compliance.
- L. Account #85537 (Landscape Parking) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is not brought into compliance.
- M. Account #19088 (Landscape Maintenance) (Weiler/Bracken) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is not brought into compliance.
- N. Account #21064 (ARC Violation) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is not brought into compliance.

X. New Business:

- A. Account #19178 (Unsightly Materials) MOTION (Weiler/Bracken) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is not brought into compliance.

X. Next Meeting Date: February 07, 2024 @ 6:00 P.M. at the Windmill Park Office

XI. Adjournment: 6:40 P.M.

