

Continental Ranch Community Association

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

Covenants Committee Meeting February 7, 2024 Minutes

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

II. **Roll Call:** *Present:* Tim Weiler (Chairperson)
Peggy Bracken
Connie DeLarge
Bob Thomas
Joseph Karger (Management Representative)

Excused: Brandt Smith (Board Liaison)

III. **Approval of the February 7, 2024 Agenda** approved by MOTION (Bracken/DeLarge)

IV. **Approval of the January 3, 2024 Minutes** approved by MOTION (Bracken/DeLarge)

V. **Guests:** None

VI. **Board actions of the January 19, 2024 meeting:**

Motion was made to approve all covenants violation fines, suspensions, and extensions as recommended by the Covenants Committee. All in favor.

VII. **Management Report:**

A. VMS report was presented to the committee by management.

VIII. **Unfinished Business:**

1. Accounts #18132, #92340 (Duty of Maintenance) MOTION (Weiler/Bracken) Covenants Committee recommends to the Board a \$100 weekly fine & 30-day pool suspension until property is brought into compliance. Pool suspensions will begin March 1, 2024. Unanimously approved.
2. Account #20571 (Duty of Maintenance) MOTION (Weiler/Bracken) Covenants Committee recommends to the Board a \$25 weekly fine & 30-day pool suspension until property is brought into compliance. Pool suspensions will begin March 1, 2024. Unanimously approved.
3. Accounts #20293, #20656 (Duty of Maintenance) MOTION (Weiler/Bracken) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is brought into compliance. Pool suspensions will begin March 1, 2024. Unanimously approved.
4. Accounts #106716, #49308, #19079 (Duty of Maintenance) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Pool suspensions will begin March 1, 2024. Unanimously approved.
5. Account #43961 (Unsightly Material) MOTION (Weiler/Bracken) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Pool suspensions will begin March 1, 2024. Unanimously approved.

IX. New Business:

1. Account #20152 (Duty of Maintenance) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board a \$25 monthly fines & 30-day pool suspension until property is brought into compliance. Pool suspensions will begin March 1, 2024. Unanimously approved.
2. Account #18080 (Trash Cans) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Pool suspensions will begin March 1, 2024. Unanimously approved.
3. Account #115057 (Unightly Material) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Pool suspensions will begin March 1, 2024. Unanimously approved.
4. Account #34483 (Landscape Maintenance) MOTION (Weiler/Bracken) Covenants Committee recommends to the Board an estimate be obtained by BCL Yard Services for yard debris removal so sooner than 02/20/2024. Unanimously approved.
5. Account #103089 (Temporary Storage Request) MOTION (Weiler/Bracken) Covenants Committee recommends to the Board to allow temporary storage for a length of 2 months for business materials to be kept on property. Unanimously approved.
6. Accounts #21064, #85537 (Fine Removal request) MOTION (Weiler/Bracken) Covenants Committee recommends the following accounts submit a written request for fine removal to be reviewed at the 02/20/2024 Board meeting. Unanimously approved.
7. BCL Yard Services (Pre-emergent Chemical Reporting) MOTION (Weiler/Bracken) Covenants committee recommends to the Board the acceptance of BCL Yard Services to now provide a chemical report sheet on the door of each property that receives pre-emergent as part of lot-cleanup assessments. Unanimously approved.

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

XI. Adjournment: 6:32 P.M.