

Continental Ranch Community Association

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

Covenants Committee Meeting March 6, 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 March 6, 2024 Agenda** approved by MOTION (Bracken/DeLarge)

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

V. **Guests:** Vicki Susa – Homeowner

VI. **Board actions of the February 20, 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. Account #18132 (Duty of Maintenance) MOTION (Bracken/DeLarge) Covenants Committee recommends to the Board a \$100 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
2. Account #20571 (Duty of Maintenance) MOTION (Bracken/DeLarge) Covenants Committee recommends to the Board a \$50 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
3. Accounts #20293, #20656 (Duty of Maintenance) MOTION (Bracken/DeLarge) Covenants Committee recommends to the Board a \$100 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
4. Account #106716 (Duty of Maintenance) MOTION (Bracken/DeLarge) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
5. Account #19079 (Duty of Maintenance) MOTION (Bracken/DeLarge) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
6. Account #20152 (Duty of Maintenance) MOTION (Bracken/DeLarge) Covenants Committee recommends to the Board a compliance extension be granted until May 1, 2024. Unanimously approved.

7. Account #49308 (Unsightly Material) MOTION (Bracken/DeLarge) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
8. Account #43961 (Unsightly Material) MOTION (Bracken/DeLarge) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
9. Account #115057 (Unsightly Material) MOTION (Bracken/DeLarge) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

IX. New Business:

1. Account #20059 (Duty of Maintenance) MOTION (Bracken/DeLarge) Covenants Committee recommends to the Board a \$25 monthly fines & 30-day pool suspension until property is brought into compliance. Unanimously approved.
2. Account #20059 (Unsightly Material) MOTION (Bracken/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.
3. Account #20059 (Landscape Parking) MOTION (Bracken/DeLarge) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
4. Account #119231 (Temporary Storage Request) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board to allow a length of 2 months for storage pod to be kept on property. Unanimously approved.
5. Covenants Policy Revision (Additions and Modifications) MOTION (Bracken/DeLarge) Covenants committee recommends to the Board a verbiage addition to Covenants Policy Sections G - 1 & 2 under Violation Fine/Penalty Policy: a one time \$25 fine, 30-day pool suspension, and any related fees charged to the owners account as an assessment to the property.

X. Next Meeting Date: April 3, 2024 @ 6:00 P.M. at the Windmill Park Office

XI. Adjournment: 6:34 P.M.