

# Continental Ranch Community Association

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

## Covenants Committee Meeting April 3, 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  
Joseph Karger (Management Representative)

*Excused:* Bob Thomas

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

IV. **Approval of the March 6, 2024 Minutes** approved by MOTION (Bracken/DeLarge)

V. **Guests:** None

VI. **Board actions of the March 26, 2024 meeting:**

*Motion was made to approve all covenants violation recommendations, 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 #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.
5. Account #20059 (Duty of Maintenance) 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.
6. Account #49308 (Unightly 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.

7. Accounts #115057, #20059 (Unightly 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.
8. 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.

**IX. New Business:**

1. Accounts #120045, #24090, #22115, #84460 (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. Accounts #49308, #52524, #116108, #106724 (Holiday Decorations) 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.
3. Accounts #70449, #25713 (Unightly 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.
4. Accounts #70449, #22989 (Trash cans) 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.
5. Account #24225 (Inoperable Vehicle) 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.
6. Account #54638 (Landscape Maintenance) MOTION (Bracken/DeLarge) Covenants Committee recommends to the Board a one-time \$25 fine, 30-day pool suspension, and a lot cleanup (or "cost of debris removal" in this case) to be scheduled no sooner than April 17, 2024 if the property is not in compliance by April 16, 2024.
7. Account #119231 (Trailer Parking Request) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board to deny the request of trailer to be kept on property. Unanimously approved.
8. Account #21174 (Storage Pod 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.

**X. Next Meeting Date: May 1, 2024 @ 6:00 P.M. at the Windmill Park Office**

**XI. Adjournment: 6:33 P.M.**