

Continental Ranch Community Association

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

Covenants Committee Meeting May 1, 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

III. **Approval of the May 1, 2024 Agenda** approved by MOTION (Bracken/DeLarge)

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

V. **Guests:** None

VI. **Board actions of the April 16, 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. Accounts #20293 (Duty of Maintenance) MOTION (Bracken/DeLarge) Covenants Committee recommends to the Board a \$25 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
3. Account #20571 (Duty of Maintenance) MOTION (Bracken/DeLarge) Covenants Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
4. Accounts #120045, #24090 (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.
5. Account #49308 (Unightly Material) 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.
6. Accounts #115057 (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.

7. Account #70449 (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. 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.

IX. New Business:

1. Accounts #19682, #105520 (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 #17985, #83350 (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.
3. Accounts #25278, #19547, #116303 (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.
4. Account #120463 (Architectural Approval) MOTION (Bracken/DeLarge) Covenants Committee recommends that this account be submitted to the next ARC Committee for review. Unanimously approved.
5. Account #5115011 (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 May 22, 2024 if the property is not in compliance by May 21, 2024.

X. Next Meeting Date: June 5, 2024 @ 6:00 P.M. at the Windmill Park Office

XI. Adjournment: 6:40 P.M.