

Continental Ranch Community Association

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

Covenants Committee Meeting June 5, 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 June 5, 2024 Agenda** approved by MOTION (Bracken/DeLarge)

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

V. **Guests:** Mark Reed (Homeowner), Richard Baumann (Homeowner)

VI. **Board actions of the May 21, 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) Property owner attended meeting to provide update on repairs. MOTION (Weiler/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 (Weiler/DeLarge) Covenants Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
3. Accounts #19682, #105520 (Duty of Maintenance) MOTION (Weiler/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 #49308 (Unightly Material) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board a \$100 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
5. Account #70449 (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. Unanimously approved.
6. Accounts #70449, #22989, #19547, #116306 (Trash cans) MOTION (Weiler/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 #20174 (Inoperable Vehicle) MOTION (Weiler/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 #120463 (Architectural Approval) MOTION (Weiler/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 #20732, #10947 (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. Unanimously approved.
2. Account #109830 (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. Unanimously approved.
3. Accounts #109461, #21065 (Trash cans) MOTION (Weiler/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 #81915, #98438, #83055 (Trailer Parking) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
5. Accounts #22989, #23033 (Landscape Maintenance) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board a \$25 monthly fine and a 30-day pool suspension until property is brought into compliance. Unanimously approved.
6. Account #25773 (Landscape Parking) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board a \$25 monthly fine and a 30-day pool suspension until property is brought into compliance. Unanimously approved.

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

1. MOTION (Bracken/DeLarge) Covenants committee recommends to the Board for July 3, 2024 Covenants meeting be rescheduled for July 10, 2024. Unanimously approved.

XI. Adjournment: 6:55 P.M.