

Continental Ranch Community Association

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

Covenants Committee Meeting July 10, 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
Joseph Karger (Management Representative)

Brandt Smith (Board Liaison) – Excused
Bob Thomas – Excused

III. **Approval of the July 10, 2024 Agenda** approved by MOTION (Weiler/DeLarge)

IV. **Approval of the June 5, 2024 Minutes** approved by MOTION (Bracken/DeLarge)

V. **Guests:** None

VI. **Board actions of the June 18, 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 #105520, #20732, #109472 (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.
4. 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.
5. Account #22989 (Trash cans) 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 #70449 (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. Accounts #81915, #83055 (Trailer Parking) MOTION Covenants Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
8. Account #20174 (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.
9. Account #22989 (Landscape Maintenance) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board to approve the cost associated to have BCL Landscaping services remove the Desert Broom plus a \$25 fine & 30-day pool suspension. Unanimously approved.
10. Account #120463 (Architectural Approval) MOTION (Bracken/Weiler) 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 #19662 (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 #28191, #119323 (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.

X. Next Meeting Date: August 7, 2024 @ 6:00 P.M. at the Windmill Park Office

XI. Adjournment: 6:20 P.M.