

Continental Ranch Community Association

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

Covenants Committee Meeting August 07, 2024 Minutes

I. **Call to Order:** 6:00 P.M at the **Windmill Park Office**

II. **Roll Call:** Tim Weiler (Chairperson)
Peggy Bracken
Bob Thomas
Brandt Smith (Board Liaison) – Excused
Connie DeLarge – Excused
J.J. Velarde (Management Representative)

III. **Approval of the August 07, 2024 Agenda** approved by MOTION (Bracken/Thomas)

IV. **Approval of the July 10, 2024 Minutes** approved by MOTION (Bracken/Thomas)

V. **Guests:** Rich Bauman and Mark Reed

VI. **Board actions of the July 23, 2024 meeting:**

All Covenants Committee recommendations approved by consent agenda.

VII. **Management Report:**

A. VMS report was presented to the committee by management.

VIII. **Unfinished Business:**

1. Account #18132 (Duty of Maintenance) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board an extension until 09/04/2024. Unanimously approved.
2. Account #20571 (Duty of Maintenance) MOTION (Weiler/Bracken) Covenants Committee recommends to the Board a \$100 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
3. Account #105520 (Duty of Maintenance) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
4. Account #70449 (Unsightly Material) MOTION (Weiler/Thomas) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
5. Account #70449 (Trash cans) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
6. Account #83055 (Trailer Parking) MOTION (Weiler/Bracken) Covenants Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
7. Account #20174 (Inoperable Vehicle) MOTION (Bracken/Thomas) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

8. Account #22989 (Landscape Maintenance) MOTION (Bracken/Thomas) Covenants Committee recommends to the Board to approve the cost associated to have BCL Landscaping services remove the Desert Broom plus a \$50 fine & 30-day pool suspension. Unanimously approved.
9. 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:

None.

X. Next Meeting Date: September 04, 2024 @ 6:00 P.M. at the Windmill Park Office

XI. Adjournment: 6:22 P.M.