

Continental Ranch Community Association

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

Covenants Committee Meeting September 04, 2024 Minutes

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

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

III. Approval of the September 04, 2024 Agenda approved by MOTION (DeLarge/Thomas)

IV. Approval of the August 07, 2024 Minutes approved by MOTION (DeLarge/Thomas)

V. Guests: None.

VI. Board actions of the August 07, 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 (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 \$100 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
3. Account #70449 (Unsightly Material) MOTION (Weiler/DeLarge) 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 (Trash cans) MOTION (Weiler/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 #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.
6. Account #20174 (Inoperable Vehicle) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

7. Account #22989 (Landscape Maintenance) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
8. Account #120463 (Architectural Denial) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

IX. New Business:

1. Account #21986 (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.

X. Management Questions:

- A. Account #119975 – Homeowner was requesting a 6-month extension to add gravel to front yard. The committee granted a 3-month extension.
- B. Account #22249 – Homeowner requested time to allow tree stump to regrow. The committee asked that the homeowner get professional opinion from an arborist to see if tree will potentially regrow.
- C. Account #90059 – Homeowner stated that the tow dolly attached to their vehicle is not considered a trailer and should be allowed to be stored on property. After reviewing the photo, the committee determined that it falls within the trailer description and is not allowed to be stored on the property.

XI. Next Meeting Date: October 02, 2024 @ 6:00 P.M. at the Windmill Park Office

XII. Adjournment: 6:17 P.M.