

Continental Ranch Community Association

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

Covenants Committee Meeting October 02, 2024 Minutes

- I. **Call to Order:** 6:08 P.M at the **Windmill Park Office**
- II. **Roll Call:**
 - Tim Weiler (Chairperson)
 - Brandt Smith (Board Liaison) - Excused
 - Peggy Bracken
 - Connie DeLarge - Excused
 - Bob Thomas
 - J.J. Velarde (Management Representative)
 - Liz Landeros (Management Representative)
- III. **Approval of the October 02, 2024 Agenda** approved by MOTION (Bracken/Thomas)
- IV. **Approval of the September 04, 2024 Minutes** approved by MOTION (Bracken/Thomas)
- V. **Guests:** Mr. Mark Reed
- VI. **Board Actions from the September 17, 2024, Board Meeting:**

All Covenants Committee recommendations approved by consent agenda.
- VII. **Management Report:**
 - A. The VMS report was presented to the committee by management.
- VIII. **Unfinished Business:**
 - A. Account #18132 (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.
 - B. 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.
 - C. Account #70449 (Unightly Material) MOTION (Weiler/Bracken) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 - D. Account #70449 (Trash Cans) MOTION (Weiler/Bracken) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 - E. Account #83055 (Trailer Parking) MOTION (Bracken/Thomas) Covenants Committee recommends to the Board a \$100 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 - F. Account #22989 (Landscape Maintenance) MOTION (Weiler/Bracken) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

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- G. Account #120463 (Architectural Approval) 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.

IX. New Business:

- A. Account #83352 (Duty of Maintenance) 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.
- B. Account #116774 (Duty of Maintenance) MOTION (Bracken/Thomas) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- C. Account #18249 (Duty of Maintenance) MOTION (Bracken/Thomas) Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- D. Account #21130 (Duty of Maintenance) MOTION (Bracken/Thomas) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- E. Account #100492 (Unightly Materials) MOTION (Bracken/Thomas) Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- F. Account #100492 (Trailer Parked) MOTION (Weiler/Thomas) Covenants Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- G. Account #44090 (Trailer Parking) MOTION (Bracken/Thomas) Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- H. Account #20612 (Landscape Maintenance) MOTION (Bracken/Thomas) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- I. Account #20991 (Landscape Maintenance) (Duty of Maintenance) MOTION (Weiler/Thomas) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. The committee also requested a quote from AAA to remove the dead tree. Unanimously approved.

X. Management Questions:

- A. Account #118514 – Homeowner has been given many extensions to paint home. It has been ongoing since 04/30/2024. MOTION (Weiler/Bracken) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

XI. Next Meeting Date: November 06, 2024 @ 6:00 P.M. at the Windmill Park Office

XII. Adjournment: 6:33 P.M.

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