

# Continental Ranch Community Association

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

## Covenants Committee Meeting December 04, 2024 Minutes

- I. **Call to Order:** 6:05 P.M at the **Windmill Park Office**
- II. **Roll Call:** Present Tim Weiler (Chairperson)  
Peggy Bracken  
Bob Thomas  
Liz Landeros (Management Representative)
- III. **Approval of the December 04, 2024 Agenda** approved by MOTION (Bracken/Weiler)
- IV. **Approval of the October 02, 2024 Minutes** approved by MOTION (Bracken/Weiler)
- V. **Committee Membership Renewal & Chairperson Appointment:** Tim Weiler
- VI. **Annual Review: Committee Charter and General Standards:** Unanimously acknowledgement
- VII. **Guests:** Mr. Judith Cherin
- VIII. **Board Actions from the October 15, 2024, Board Meeting:**  
*All Covenants Committee recommendations approved by consent agenda.*
- IX. **Management Report:**
  - A. The VMS report was presented to the committee by management.
- VIII. **Unfinished Business:**
  - A. Account #83352 (Duty of Maintenance) 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.
  - 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 #116774 (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.
  - D. Account #120463 (Architectural Approval) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- IX. **New Business:**
  - A. Account #101618 (Duty of Maintenance) MOTION (Weiler/Bracken) Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
  - B. Account #29300 (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.

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- C. Account #20622 (Duty of Maintenance) MOTION (Bracken/Weiler) Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- D. Account #105981 (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.
- E. Account #114998 (Duty of Maintenance) MOTION (Thomas/Bracken) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- F. Account #18612 (Duty of Maintenance) 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.
- G. Account #109757 (Duty of Maintenance) 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
- H. Account #19682 (Duty of Maintenance) 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
- I. Account #19786 (Landscape 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.
- J. Account #71568 (Landscape 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.
- K. Account #27090 (Landscape 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.
- L. Account #23033 (Landscape 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.
- M. Account #107834 (Trailer Parking) MOTION (Weiler/Bracken) Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- N. Account #120652 (Boat Parking) MOTION (Bracken/Weiler) Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- O. Account #105756 (Trailer Parking) MOTION (Weiler/Bracken) Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- P. Account #117042 (Landscape Parking) MOTION (Bracken/Weiler) Committee recommends to the Board a \$25 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

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Q. Account #19856 (Architectural Approval) MOTION (Weiler/Bracken) Committee recommends to the Board a \$25 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

**X. Management Questions:**

None

**XI. Next Meeting Date: January 8, 2024 @ 6:00 P.M. at the Windmill Park Office**

**XII. Adjournment: 7:08 P.M.**

DRAFT