

# Continental Ranch Community Association

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

## Covenants Committee Minutes August 06, 2025 Agenda

- I. **Call to Order:** 6:00 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 (Excused)
  - Don Miller
  - J.J. Velarde (Management Representative)
  - Briana Georgian (Management Representative)
- III. **Approval of August 06, 2025 Agenda** approved by MOTION (Bracken/Weiler)
- IV. **Approval of July 02, 2025 Minutes** approved by MOTION (Bracken/Weiler)
- V. **Guests:** None.
- VI. **Board Actions from July 15, 2025, Board Meeting:**

*All Covenants Committee recommendations approved by consent agenda.*
- VII. **Management Report:**
  - A. Show of VMS Reports
- VIII. **Unfinished Business:**
  - A. 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.
  - B. Account #**20622** (Duty of Maintenance) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$50 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
  - C. Accounts #**101722**, #**83033**, #**109830**, #**101719** (Duty of Maintenance) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$100 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
  - D. Accounts #**27090**, #**21166**, #**121519** (Duty of Maintenance) MOTION (Bracken/Miller) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
  - E. Accounts #**117794**, #**17945**, #**121452**, #**106720** (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.

*Audio recordings of Board and Committee Meetings are available up to 30 days after the minutes are posted.*

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- F. Account #**105620** (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.
- G. Account #**23033** (Landscape Maintenance) MOTION (Bracken/Miller) Covenants Committee recommends to the Board a \$50 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- H. Accounts #**109830**, #**19246** (ARC) 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.
- I. Account #**24225** (Holiday Decorations) MOTION (Bracken/Miller) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- J. Account #**120652** (Trailer) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

### IX. New Business:

- K. Accounts #**121141**, #**105520**, #**120992**, #**25404** (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.
- L. Accounts #**112770**, #**72634** (Trash Cans) 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 #**117793** (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.
- N. Account #**116905** (ARC) 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.
- O. Account #**91113** (Landscape Parking) 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.

X. **Next Meeting Date: September 03, 2025 @ 6:00 P.M. at the Windmill Park Office**

XI. **Adjournment: 6:27 pm** approved by MOTION (Weiler/Bracken)