

Continental Ranch Community Association

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

Covenants Committee Meeting October 01, 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)
 - Peggy Bracken
 - Connie DeLarge
 - Bob Thomas
 - Don Miller
 - Briana Georgian (Management Representative)
- III. Approval of October 01, 2025, Agenda**
- IV. Approval of September 03, 2025, Minutes**
- V. Guests:** None scheduled.
- VI. Board Actions from September 16, 2025, Board Meeting:**
 - All Covenants Committee recommendations approved by consent agenda.*
- VII. Management Report:**
 - A. Show of VMS Reports
- VIII. Unfinished Business:**
 - A. Accounts #20571, #83033, #101719, #21166, #117794, #17945, #106720, #121141, #105520, #120992, #121519, #18038, #108838 (Duty of Maintenance)
 - B. Accounts #105620, #112770 (Trash Cans)
 - C. Accounts #23033, #117793 (Landscape Maintenance)
 - D. Accounts #109830, #19246 (ARC)
 - E. Account #24225 (Holiday Decorations)
 - F. Account #120652, #87684 (Trailer)
 - G. Account #19001 (Inoperable Vehicle)
- IX. New Business:**
 - A. Account #20454 (Duty Of Maintenance)
 - B. Account #109651 (Landscape Maintenance)
 - C. Account #106608 (Trailer)
- X. Next Meeting Date:** **November 5th, 2025 @ 6:00 P.M.** at the Windmill Park Office
- XI. Adjournment:**

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

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Covenants Committee Minutes September 03, 2025 Agenda

- I. **Call to Order:** 6:00 P.M at the **Windmill Park Office**
- II. **Roll Call:**
 - Tim Weiler (Chairperson)
 - Peggy Bracken (Excused)
 - Connie DeLarge
 - Bob Thomas
 - Don Miller
 - Briana Georgian (Management Representative)
- III. **Approval of September 03, 2025 Agenda** approved by MOTION (DeLarge/Miller)
- IV. **Approval of August 06, 2025 Minutes** approved by MOTION (DeLarge/Miller)
- V. **Guests:** None.
- VI. **Board Actions from August 19, 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/Thomas) 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 (Miller/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 #83033, #109830, #101719 (Duty of Maintenance) MOTION (DeLarge/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, (Duty of Maintenance) MOTION (Weiler/Miller) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 - E. Account #117794 (Duty of Maintenance) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board a hold on this account until ARC reviews Design Guidelines.

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- F. Accounts **#17945, #106720** (Duty of 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.
- G. Accounts **#121141, #105520, #120992, #25404** (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.
- H. Account **#121519** (Duty of Maintenance) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board a hold on this account until ARC reviews Design Guidelines.
- I. Account **#105620** (Trash Cans) MOTION (Weiler/Delarge) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- J. Account **#112770** (Trash Cans) 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.
- K. Account **#23033** (Landscape Maintenance) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board a \$50 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- L. Account **#117793** (Landscape 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.
- M. Accounts **#109830, #19246** (ARC) 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.
- N. Account **#91113** (Landscape Parking) 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.
- O. Account **#24225** (Holiday Decorations) MOTION (Weiler/Thomas) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- P. Account **#120652** (Trailer) 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.

IX. New Business:

- Q. Accounts **#18038, #25540** (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.

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- R. Account #108838 (Duty of Maintenance) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board a hold on this account until ARC reviews Design Guidelines.
- S. Account #20649 (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.
- T. Account #87684 (Trailer) 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.
- U. Account #19001 (Inoperable Vehicle) MOTION (Weiler/Thomas) 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: October 01, 2025 @ 6:00 P.M. at the Windmill Park Office**
- XI. **Adjournment: 6:37 pm** approved by MOTION (Weiler/DeLarge)