

Continental Ranch Community Association

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

Covenants Committee Minutes October 01, 2025 Agenda

- I. **Call to Order:** 6:00 P.M at the **Windmill Park Office**
- II. **Roll Call:**
 - Tim Weiler (Chairperson)
 - Jeff Williams (Board Liaison)
 - Peggy Bracken
 - Connie DeLarge
 - Bob Thomas
 - Don Miller
 - Briana Georgian (Management Representative)
- III. **Approval of October 01, 2025 Agenda** approved by MOTION (Bracken /Weiler)
- IV. **Approval of September 03, 2025 Minutes** approved by MOTION (Bracken/ DeLarge)
- V. **Guests:** None.
- 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. Account #20571 (Duty of Maintenance) 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.
 - B. Accounts #83033, #101719 (Duty of Maintenance) MOTION (DeLarge/Bracken) Covenants Committee recommends to the Board a \$50 Weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 - C. Accounts , #21166, (Duty of Maintenance) MOTION (bracken/Williams) Covenants Committee recommends to the Board a \$100 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 - D. Account #117794 (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.
 - E. Accounts #17945, #106720 (Duty of Maintenance) MOTION (Weiler/ DeLarge) Covenants Committee recommends \$75monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

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- F. Accounts **#121141, #105520, #120992**, (Duty of Maintenance) MOTION (Bracken/DeLarge) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- G. Account **#121519** (Duty of Maintenance) MOTION (Bracken/DeLarge) Covenants Committee recommends to the Board Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved
- H. Accounts **#19118, #108838** (Duty of Maintenance) MOTION (Bracken/DeLarge) Covenants Committee recommends to the Board Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved
- I. Account **#105620** (Trash Cans) 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 **#112770** (Trash Cans) MOTION (Bracken/Delarge) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- K. Account **#23033** (Landscape Maintenance) MOTION (Bracken/DeLarge) Covenants Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- L. Account **#117793** (Landscape Maintenance) MOTION (Bracken/DeLarge) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- M. Account **#109830** (ARC) MOTION (Bracken/Miller) Covenants Committee recommends to the Board a \$100 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- N. Account **#19246** (ARC) MOTION (Bracken/Williams) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- O. Account **#24225** (Holiday Decorations) 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.
- P. Accounts **#120652, #87684** (Trailer) MOTION (Weiler/Bracken) Covenants Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- Q. Account **#19001** (Inoperable Vehicle) 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

IX. New Business:

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- R. Account #**20454** (Duty of Maintenance) MOTION (Bracken/Williams) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved
- S. Account #**109651** (Landscape 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
- T. Account #**106608** (Trailer) 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
- U.
- X. **Next Meeting Date: November 5th, 2025 @ 6:00 P.M. at the Windmill Park Office**
- XI. **Adjournment: 6:51 pm** approved by MOTION (Weiler/Bracken)