

Continental Ranch Community Association

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

Covenants Committee Minutes November 1st, 2025 Agenda

- I. **Call to Order:** 6:00 P.M at the **Windmill Park Office**
- II. **Roll Call:**
 - Tim Weiler (Chairperson) excused
 - Jeff Williams (Board Liaison)
 - Peggy Bracken
 - Connie DeLarge -excused
 - Bob Thomas
 - Don Miller
 - Briana Georgian (Management Representative)
- III. **Approval of November 05, 2025 Agenda** approved by MOTION (Bracken /Williams)
- IV. **Approval of October 01, 2025 Minutes** approved by MOTION (Bracken/ Thomas)
- V. **Committee Membership Renewal & Chairperson Appointment:** MOTION (Bracken/Williams) to renew committee memberships for Williams, DeLarge, Bracken, Thomas and to elect Tim Weiler as the Chairperson. Unanimously approved.
- VI. **Annual Review: Committee Charter and General Standards:** MOTION (Bracken/Thomas) Committee Charter & General Standards reviewed and accepted. Unanimously approved.
- VII. **Guests:** None.
- VIII. **Board Actions from September 16, 2025, Board Meeting:**

All Covenants Committee recommendations approved by consent agenda.
- IX. **Management Report:**
 - A. Show of VMS Reports
- X. **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. Account #**83033** (Duty of Maintenance) MOTION (Thomas/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 , #**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.

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- D. Accounts **#17945, #106720, #121519** (Duty of Maintenance) MOTION (Bracken/ Miller) Covenants Committee recommends \$75 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- E. Accounts **#117794, #121141, #105520, #120992**, (Duty of Maintenance) MOTION (Bracken/Thomas) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- F. Accounts **#18038, #20454** (Duty of Maintenance) MOTION (Bracken/Miller) 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
- G. Account **#105620** (Trash Cans) 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.
- H. Account **#23033** (Landscape Maintenance) MOTION (Bracken/Thomas) Covenants Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- I. Account **#117793** (Landscape Maintenance) MOTION (Bracken/Miller) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- J. 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.
- K. 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.
- L. 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.
- M. 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

XI. New Business:

- N. Accounts **#21114, #110916, #110916** (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
- O. Account **#24225** (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

XII. Next Meeting Date: November 5th, 2025 @ 6:00 P.M. at the Windmill Park Office

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XIII. Adjournment: 6:28 pm approved by MOTION (Weiler/Bracken)

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