

# Continental Ranch Community Association

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

## Covenants Committee Minutes December 10th, 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 (Excused)
  - Briana Georgian (Management Representative)
- III. **Approval of December 10th, 2025 Agenda** approved by MOTION (Bracken /DeLarge)
- IV. **Approval of November 5th, 2025 Minutes** approved by MOTION (Bracken/ Thomas)
- V. **Guests:** None.
- VI. **Board Actions from November 18th, 2025, Board Meeting:**

*All Covenants Committee recommendations approved by consent agenda.*
- VII. **Management Report:**
  - A. Show of Cinc 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, #21166** (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 **#17945, #106720** (Duty of Maintenance) MOTION (Bracken/ DeLarge) Covenants Committee recommends \$75monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
  - D. Account **#121519** (Duty of Maintenance) MOTION (Bracken/ DeLarge) Covenants Committee recommends \$100 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved
  - E. Account **#117794** (Duty of Maintenance) MOTION (Bracken/DeLarge) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
  - F. Accounts **#121141** (Duty of Maintenance) MOTION (Bracken/DeLarge) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

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- G. Account #105520 (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.
- H. Account #120992 (Duty of Maintenance) MOTION (Bracken/DeLarge) Covenants Committee recommends to the Board a \$100 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- I. Account #18038 (Duty of Maintenance) MOTION (Bracken/DeLarge) Covenants Committee recommends to the Board Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved
- J. Account #21114 (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.
- K. Account #110916, #110916 (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.
- L. 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.
- M. 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
- N. Account #109830 (ARC) MOTION (Bracken/Thomas) Covenants Committee recommends to the Board a \$50 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- O. Account #19246 (ARC) MOTION (Bracken/Delarge) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- P. Account #24225 (Holiday Decorations) MOTION (Weiler/Bracken) Covenants Committee recommends to the Board a Hold until after holidays as residents are currently in compliance for holiday season. Unanimously approved.
- Q. Account #19001 (Inoperable Vehicle) MOTION (Weiler/Bracken) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved

**IX. New Business: NONE**

**X. Next Meeting Date: January 07, 2025 @ 6:00 P.M. at the Windmill Park Office**

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

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