

Continental Ranch Community Association

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

Covenants Committee Minutes January 07, 2026 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 January 07, 2026 Agenda** approved by MOTION (Bracken /Delarge)
- IV. Approval of December 10th, 2025 Minutes** approved by MOTION (Bracken/ Thomas)
- V. Guests:** None.
- VI. Board Actions from December 16th, 2025, Board Meeting:**

All Covenants Committee recommendations approved by consent agenda.
- VII. Management Report:**
 - A. Show of Cinc Reports
- VIII. Unfinished Business:**
 - A. Accounts #20571, #83033 (Duty of Maintenance) MOTION (Bracken/Delarge) Covenants Committee recommends to the Board a \$100 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 - B. Account #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 \$100 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 - D. Accounts #117794, #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.
 - E. Accounts #105520 ,#21114, #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.
 - F. Account #23033 (Landscape Maintenance) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$100 weekly 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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- G. Account #**109651** (Landscape Maintenance) Covenants Committee recommends to the Board a \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved
- H. Account # **109830** (ARC) Covenants Committee recommends to the Board a \$50 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved
- I. Account #**24225** (Holiday Decorations) MOTION (Bracken/Weiler) Committee recommends to the Board a Hold. Unanimously approved.
- J. 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: February 4th, 2026 @ 6:00 P.M. at the Windmill Park Office

XI. Adjournment: 6:34 pm approved by MOTION (Weiler/Delarge)

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