

# Continental Ranch Community Association

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

## Covenants Committee Minutes April 01, 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 April 01, 2026, Agenda** approved by MOTION (Bracken /Thomas)
- IV. **Approval of March 04, 2026, Minutes** approved by MOTION (Bracken/ Weiler)
- V. **Guests:** None.
- VI. **Board Actions from March 17th, 2026, 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, #21166**, (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. **Recommends letters from attorney be sent to home owner.** Unanimously approved.
  - B. Accounts **#121141 #17945, #106720** (Duty of Maintenance) MOTION (Bracken/ Weiler) Covenants Committee recommends \$100 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
  - C. Account **#110916 , #110916** (Duty of Maintenance) MOTION (Bracken/Weiler) Covenants Committee recommends to the Board a \$75 monthly fine & 30-day pool suspension until property is brought into compliance. **Recommends letter from attorney be sent to home owner** .Unanimously approved.
  - D. Account **##24225** (Duty of Maintenance) MOTION (Bracken/ Weiler) Covenants Committee recommends \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved
  - E. Account **#23033** (Landscape Maintenance) MOTION (Bracken/Thomas) Covenants Committee recommends to the Board a \$100 weekly fine & 30-day pool suspension until property is brought into compliance. **Recommends letter from attorney be sent to homeowner** Unanimously approved.

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

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- F. Account #**109830** (ARC) MOTION (Bracken/Thomas) Covenants Committee recommends to the Board a \$100 weekly fine & 30-day pool suspension until property is brought into compliance. **Recommends letter from attorney be sent to homeowner.** Unanimously approved.
- G. **Account #120045** (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
- IX. **New Business:**
- X. **Account #109358** (Duty of Maintenance) 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
- XI. **Account #114797** (Landscape parking) Motion (Bracken / Thomas) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved
- XII. **Account #121763** (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
- XIII. **Next Meeting Date: may 6th, 2026 @ 6:00 P.M. at the Windmill Park Office**
- XIV. **Adjournment: 6:18pm** (approved by MOTION Bracken/Thomas)