

Continental Ranch Community Association

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

Covenants Committee Minutes August 05, 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
 - Briana Hebert & Joseph Bernardin (Management Representative)
- III. **Approval of August 05, 2026, Agenda** approved by MOTION (Bracken /DeLarge)
- IV. **Approval of July 01, 2026, Minutes** approved by MOTION (Bracken/ DeLarge)
- V. **Guests:** Account #108387 (Trash Cans) Covenants Committee recommends to the Board a variance to allow the homeowner to store trash cans on the side of the home. MOTION (DeLarge/Miller)
- VI. **Board Actions of July 21st, 2026, Board Meeting:**

All Covenants Committee recommendations approved by consent agenda.
- VII. **Management Report:**
 - A. Show of management 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. **Accounts #121141 #17945,** (Duty of Maintenance) MOTION (Bracken/Weiler) Covenants Committee recommends \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 - C. **Account #106720** (Duty of Maintenance) MOTION (Bracken/ Weiler) Covenants Committee recommends \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 - D. **Accounts #110916, #110916** (Duty of Maintenance) MOTION (Bracken/Williams) Covenants Committee recommends to the Board a \$50 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 - E. **Account #109358, #17755** (Duty of 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.

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

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- F. **Account #85527** (Duty of Maintenance) MOTION (Bracken/Miller) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- G. **Account #23033** (Landscape Maintenance) MOTION (Bracken/Miller) Covenants Committee recommends to the Board a \$100 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- H. **Account #109830** (ARC) MOTION (Bracken/Miller) Covenants Committee recommends to the Board a \$100 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- I. **Account #120045** (Trailer) MOTION (Bracken/Miller) Covenants Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- J. **Account #108515, #120856** (Trash Cans) MOTION (Bracken/Miller) 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:

- A. **Account #98440** (Duty of Maintenance) Motion (Bracken/DeLarge) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved
- B. **Accounts #122630, # 19237, #120652** (Trailer) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- C. **Accounts #20434 (Trash Cans)** MOTION (Bracken/DeLarge) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- D. **Account #109714 (Unsightly Materials)** MOTION (Bracken/DeLarge) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

X. **Next Meeting Date: September 02, 2026 @ 6:00 P.M. at the Windmill Park Office**

XI. **Adjournment: 6:58pm** (approved by MOTION Bracken/DeLarge)