

Continental Ranch Community Association

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

Covenants Committee Minutes September 02, 2026 Agenda

- I. **Call to Order:** 5:56 P.M at the **Windmill Park Office**
- II. **Roll Call:**
 - Tim Weiler (Chairperson)
 - Jeff Williams (Board Liaison)
 - Peggy Bracken (excused)
 - Connie DeLarge
 - Bob Thomas
 - Don Miller
 - Briana Hebert & Joseph Bernardin (Management Representative)
- III. **Approval of August 05, 2026, Agenda** approved by MOTION(Weiler/Thomas)
- IV. **Approval of August 05, 2026, Minutes** approved by MOTION (Weiler/ DeLarge)
- V. **Guests: Account #23407** (commercial vehicle) (Thomas/DeLarge) MOTION to RECOMMEND to the Board a variance to allow the vehicle to be stored. Unanimously approved.

Guests: **Account #119820** (yard decor) (Weiler/Thomas) MOTION to send variance to the ARC. Unanimously approved
- VI. **Board Actions of August 05, 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, #122936, #17945, #106720** (Duty of Maintenance) MOTION (Weiler/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 #109358** (Duty of Maintenance) MOTION (Weiler/Williams) Covenants Committee recommends \$75 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 - C. **Account #85527** (Duty of Maintenance) MOTION (Weiler/DeLarge) Covenants Committee recommends \$50 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 - D. **Accounts #98440, #20434** (Duty of Maintenance) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 - E. **Account #109830** (ARC) MOTION (Weiler/DeLarge) 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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- F. Accounts #120045, #120652** (Trailer) MOTION (Weiler/Thomas) 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:

- A. Accounts #105520, #31369, #18489, #108514, #83352, #119231, #20697, #119814, #42869, #101722, #18489, #21207, 24225, #122646, #83352** (Duty of Maintenance) Motion (Weiler/DeLarge) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved
- B. Account #19685** (Trailer) MOTION (Weiler/Thomas) Covenants Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- C. Account #121399** (Trash Cans) MOTION (Weiler/Thomas) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- D. Accounts #21114, #18068, #27106, #121399** (Unightly Materials) MOTION (Weiler/Thomas) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- E. Accounts #117432, #108859, #44085, #19507, #70449** (Landscape Maintenance) MOTION (Weiler/Thomas) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- F. Accounts #18020, #54638, #20612** (Inoperable Vehicle) MOTION (Weiler/Thomas) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- G. Accounts #20160, #109358** (Landscape Parking) MOTION (Weiler/DeLarge) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- H. Accounts #19780, #121913, #119232** (ARC) MOTION (Weiler/Miller) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
- I. Account #122931** (Duty of Maintenance) MOTION (Weiler/Thomas) Covenants Committee recommends to the Board a 45-day HOLD on enforcement to give new owner time to make repairs. Unanimously approved.
- J. MOTION** (Thomas/Weiler) Covenants Committee recommends to the BOARD a change to Covenants Policy, Section G, 3. RVs, Trailers, and Boats; changing the fine amount from seventy-five (\$75) dollars per week to (\$200) two-hundred dollars per week. Unanimously approved.
- X. Covenants Policy Discussion:** Covenants Committee recommends to the Board a change to the Covenants Policy, Section G #3: RVs, Trailers, and Boats; changing the fine amount from seventy-five (\$75) dollars per week to (\$200) two-hundred dollars per week. MOTION (Thomas/Weiler) Unanimously approved.
- XI. Next Meeting Date:** October 07, 2026 @ 6:00 P.M. at the Windmill Park Adj7:09pm (approved by MOTION Miller/Thomas)