

Continental Ranch Community Association

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

Covenants Committee Minutes October 7th, 2026 Agenda

- I. **Call to Order:** 6:00 P.M at the **Windmill Park Office**
- II. **Roll Call:**
 - Vacant (Chairperson)
 - Jeff Williams (Board Liaison)
 - Peggy Bracken
 - Connie DeLarge (excused)
 - Bob Thomas
 - Don Miller
 - Joseph Bernardin (Management Representative)
- III. **Chairperson Appointment: MOTION** (Bracken/Thomas) to appoint Don Miller as Covenants Committee Chairperson. Unanimously Approved
- IV. **Approval of October 07, 2026, Agenda** approved by MOTION (Thomas/Williams)
- V. **Approval of September 02, 2026, Minutes** approved by MOTION (Thomas/Miller)
- 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, #17945, #106720 #20571** (Duty of Maintenance) **MOTION** (Thomas/Bracken) Covenants Committee recommends to the Board a \$100 dollar weekly fine & 30- day pool suspension until property is brought into compliance. Unanimously approved.
 - B. **Account #98440** (Duty of Maintenance) **MOTION** (Bracken/Williams) Covenants Committee recommends \$50 dollar monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 - C. **Accounts #105520, #31369, #108514, #83352, #42869, #101722, #21207, #24225, #83352** (Duty of Maintenance) **MOTION** (Bracken/Thomas) Covenants Committee recommends \$25 dollar monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 - D. **Accounts #18020, #54638, # 20612** (Inoperable Vehicle) **MOTION** (Thomas/Bracken) Covenants Committee recommends to the Board a \$25 dollar monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.
 - E. **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. 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 (Bracken/Thomas) Covenants Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

G. Account #70449 (Landscape Maintenance) MOTION (Bracken/Miller) Covenants Committee recommends to the Board a \$25 dollar monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.

H. Accounts #21114, #18068, #85527 (Unsightly Material) MOTION (Bracken/Miller) Covenants Committee recommends to the Board a \$25 dollar monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.

IX. New Business:

A. Accounts #102964, #19682, (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

B. Account #109916 (Trailer) MOTION (Bracken/Thomas) Covenants Committee recommends to the Board a \$75 weekly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

C. Accounts #109916 (Unsightly Materials) 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.

E. Accounts #67065, #20943 (Landscape Maintenance) MOTION (Bracken/Williams) Covenants Committee recommends to the Board a \$25 monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

Next Meeting Date: November 04, 2026 @ 6:00 P.M. at the Windmill Park

X. Adjournment: 6:47pm (approved by **MOTION** Bracken/Thomas)