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

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.

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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: <u>September 02, 2026 @ 6:00 P.M</u>. at the Windmill Park Office

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

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