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

Covenants Committee Minutes
November 4th, 2026

I. Call to Order: 6:00 P.M at the **Windmill Park Office**

II. Roll Call:
Don Miller(Chairperson)
Jeff Williams (Board Liaison)
Peggy Bracken
Connie DeLarge (Excused)
Bob Thomas (Excused)
Joseph Bernardin (Management Representative)

III. Approval of November 04, 2026, Agenda approved by MOTION (Bracken/Williams)

IV. Approval of October 07, 2026, Minutes approved by MOTION (Bracken/Williams)

V. Committee Membership Renewal and Chairperson Appointment approved by MOTION (Bracken/Williams) to keep Chairperson appt Don Miller (Bracken/Williams)

VI. Annual Review: Committee Charter and General Standards
***Covenants Policy** and **Committee Code of Conduct Resolution** to each member

VII. Guests: None

VIII. Board Actions of August 05, 2026, Board Meeting:

All Covenants Committee recommendations approved by consent agenda.

IX. Management Report:

A. Show of management Reports

X. Unfinished Business:

A. Accounts #20571, #106720, #17945 (Duty of Maintenance) **MOTION** (Bracken/Miller) Covenants Committee recommends to the Board a $100 dollar weekly fine & 30- day pool suspension until property is brought into compliance. Unanimously approved.

B. Accounts #98440, #83352, #42869, #24225, #105520, #101722, #21207, #108514, #83352 (Duty of Maintenance) **MOTION** (Bracken/Miller) Covenants Committee recommends $50 dollar monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

C. Account #19682 (Duty of Maintenance) **MOTION** (Bracken/Miller) Covenants Committee recommends $25 dollar monthly fine & 30-day pool suspension until property is brought into compliance. Unanimously approved.

D. Accounts #54638, # 20612 (Inoperable Vehicle) **MOTION** (Thomas/Bracken) Covenants Committee recommends to the Board a $50 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.

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F. **Accounts #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.

G. **Accounts #21114, #18068, #85527** (Unsightly Material) **MOTION** (Bracken/Miller) Covenants Committee recommends to the Board a $50 dollar monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.

IX. New Business:

A. **Account #109695** (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 #121523** (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.

C. **Account #120573** (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.

D. **Account #120821** (Landscape Parking) **MOTION** (Bracken/Miller) Covenants Committee recommends to the Board a $25 monthly fine & 30-day pool suspension until the property is brought into compliance. Unanimously approved.

E. Account #19267 (Garbage 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.

Next Meeting Date: December 02, 2026 @ 6:00 P.M. at the Windmill Park

X. **Adjournment:** 6:36pm (approved by **MOTION** (Bracken/Miller)

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