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

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.

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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)

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