Continental Ranch Community Association
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Covenants Committee Minutes
September 02, 2026

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, #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.

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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 #20608** (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, #20608** (Unsightly 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. <u>RVs, Trailers, and Boats;</u> 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)

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