



**The Ranch at Prescott
HOA Council Meeting Minutes
January 22, 2015**

ATTENDANCE

Council Members in attendance were Clark Moskop-Unit I, Billie Powell-Unit II, Russ Parker-Unit III, Mike Enders-Unit IV, Kent Robinson-Unit V, Paul Scrivens-Unit VI, Bill Bielfeldt-Unit VII, Scot Lee-Unit VII and Terry Madeda-Unit IX. Alternate Council Member in attendance was Jim Peters-Unit IV. Also attending were Ann Zdanowski, HOAMCO Association Manager and Donna Forster, Minutes Taker. Guests Richard Aldridge (SWI), Ed Freise, Ira Hrobuchak, Sandra Irwin, Cathy M and Neil True, HOAMCO Architect were also in attendance.

CALL TO ORDER/ESTABLISH A QUORUM

Council Chairman Kent Robinson-Unit V called the meeting to order at 3:00 pm, introduced the new HOAMCO Association Manager, Ann Zdanowski, taking over for Tim Graves, and the guests introduced themselves. A quorum was established.

APPROVAL OF MINUTES

The October 23, 2014 Meeting Minutes were approved with one correction. Clark Moskop had been listed as absent. **Motion:** Billie Powell-Unit II moved to approve the minutes of October 23, 2014 with one correction: Add Clark Moskop-Unit I to those in attendance at the meeting. The motion was seconded by Mike Enders-Unit IV and the minutes were passed unanimously as amended.

APPROVAL OF FINANCIALS

The Council reviewed the Financial Reports for the periods ending 10/31/14, 11/30/14 and 12/31/14. December accounting is summarized as follows:

Operating Account AAFS	\$ 81,578
Metro Bank MM Account (Operating)	\$ 242,794
AAFS Reserve MM Account	\$ 42,228
AAFS Operating MM	\$ 54,418
Construction Deposit MM	\$ 31,000
Accounts Receivable Assessments	\$ 3,100

Motion: Russ Parker-Unit III moved to approve the 10/31/14, 11/30/14 and 12/31/14 Financial Reports as presented, subject to audit. The motion was seconded by Billie Powell-Unit II and passed unanimously.

PUBLIC COMMUNICATIONS:

a. Ed Freise expressed concern that many empty lots have eroded due to the rains, dirt and debris has run off into the streets and the City is unable to clear it from the streets. Ed Freise believes ditches are needed and that lot owners should be responsible from installing pipes under their driveways. Ed met with several City employees to review the lots. The Council requested a list of the City workers that Ed met with and a list of the lots without proper drainage. The Council agreed to review the documents, to see where exact boundaries are located, and will meet with the City to determine what action needs to be taken to improve drainage.

b. Sandra Irwin, from Unit-IX, Mystic Heights, acknowledged that there is a great amount of new construction in the area and questioned who monitored the activities. Sandra was informed that ARC has oversight of new construction and homeowners can call Association Manager Ann Zdanowski with their complaints and she will relay the information to Jeff Kreutzer of ARC. Regarding Lot 9, workers are allowed to park on the south side, until the driveway is completed, since there is not enough room to park on the north side.

c. SWI Drainage Recommendations: Richard Aldridge of SWI Engineering provided a report requested by the Council which detailed SWI's review of the current drainage issues within the Ranch. Richard Aldridge discussed the opinions and recommendations provided in the report and the engineering estimate of construction costs. The areas reviewed were Barcelona Way in the Oaks, 621 Donny Brook Circle and 422 Fox Hollow Circle. The Council agreed that funds were available for the work and decided to proceed with the survey and design work to develop the specifications. **Motion:** Russ Parker-Unit III moved to approve the survey and design work for approximately \$10K. Mike Enders-Unit IV seconded the motion which passed unanimously.

d. Terry Madeda–Unit IX reported Jonny's Landscaping had removed the trash in Unit 9 but two lots had not been cleared. Terry agreed to call Ann Zdanowski and Ann will discuss the matter with Jonny's.

OLD BUSINESS

a. December 2014 Newsletter: Mike Enders-Unit IV reported the newsletter went to the printer on 1/19/15 and the Directory went to the printer on 1/13/15. The Directories have been received by the HOA and Council members will distribute them to the owners.

b. Right-of-Way Signage: Kent Robinson-Unit V related he had talked to Maxine Tinney-Unit VII and decided the signage was not the responsibility of the HOA. It was noted that the City is discussing cancelling the signage ordinance.

c. Unit IX and The Oaks Common Area for Firewise: This topic was not discussed and will be put on the agenda for the next meeting. Scot Lee-Unit VII reported that the paperwork for the Firewise Certification renewal was not submitted in time but the renewal application for certification will be submitted next year.

d. Landscape Architect Plan for Gateway Blvd and Lee Blvd: Neil True presented a proposed design of landscaping for the Lee Blvd median from Highway 69 to the horse statue. Neil True estimates the cost for the landscaping, assuming City water is available, to be about \$17 - \$20K. Scot Lee-Unit VII will have the estimates for the landscaping for the next meeting and will make color prints available of Neil's design for the Council.

e. Estimate for Median Maintenance at Entrance: Ann Zdanowski will discuss the matter with Scot Lee-Unit VII to determine what actions need to be taken to ensure maintenance of the median.

NEW BUSINESS

- a. **SWI Drainage Recommendations:** Discussed previously
- b. **Hunting Regulations:** Homeowners have complained about bow hunters; however, they are allowed to hunt in the area. Signs have been posted, but nothing else can be done.
- c. **ARC Request:** Terry Madeda–Unit IX requested that unit representatives be notified when new home plans are being reviewed by ARC and when the home is completed. Scot Lee-Unit VII agreed that the request could be included in the Design Guidelines. Variances to ARC Guidelines will be put on the agenda for the next meeting.

HOAMCO MANAGERS REPORT

Ann Zdanowski presented and reviewed the HOAMCO Monthly Management Report dated October 2014 to January, 2015, as provided in the Council packets. Ann noted Compliance Inspections will be performed next week and twice a month thereafter and that the website will have everything updated by the end of January. It was suggested and Ann will include the date of the next Council meeting on the meeting agendas.

FUTURE AGENDA ITEMS

- a. Unit IX and The Oaks Common Area for Firewise
- b. Estimates for Gateway Blvd and Lee Blvd Landscaping
- c. Variances to ARC Guidelines

NEXT COUNCIL MEETING: The next Council meeting is March 26, 2015, at 3:00 pm at HOAMCO.

ADJOURNMENT: Motion: Russ Parker-Unit III moved to adjourn the meeting at 4:47 pm. The motion was seconded by Terry Madeda–Unit IX, passed unanimously, and the Council moved into Executive Session.

Respectfully submitted,

Russ Parker, Secretary/Treasurer