



**The Ranch at Prescott
HOA Council Meeting Minutes
March 26, 2015**

ATTENDANCE

Council Members in attendance were 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, Donna Forster, Minutes Taker and guests Sarah and Everett Cox and Vicki Martin.

CALL TO ORDER/ESTABLISH A QUORUM

Council Chairman Kent Robinson-Unit V called the meeting to order at 3:04 pm, and the guests introduced themselves. A quorum was established.

APPROVAL OF MINUTES

The January 22, 2015 Meeting Minutes were approved as presented. **Motion:** Mike Enders-Unit IV moved to approve the minutes of January 22, 2015. The motion was seconded by Paul Scrivens-Unit VI and passed unanimously.

APPROVAL OF FINANCIALS

The Council reviewed the Financial Reports for the periods ending 1/31/15 and 2/28/15. February accounting is summarized as follows:

Operating Account AAFS	\$ 98,998
Metro Bank MM Account (Operating)	\$ 242,931
AAFS Reserve MM Account	\$ 40,988
AAFS Operating MM	\$ 54,440
Construction Deposit MM	\$ 38,000
Accounts Receivable Assessments	\$ 6,869

Motion: Russ Parker-Unit III moved to approve the 1/31/15 and 2/28/15 Financial Reports as presented, subject to audit. The motion was seconded by Paul Scrivens-Unit VI and passed unanimously.

PUBLIC COMMUNICATIONS:

a. Kent Robinson-Unit V distributed two items of interest to the Council, a "Legislative Alert-Oppose HB 2578 & HB 2614" and a "Legislative Update" dated 2/19/15 from Ekmark & Ekmark Law Firm concerning bills before the Legislature regarding HOAs. Kent suggested that homeowners contact the legislature directly with their opinions.

OLD BUSINESS

a. **Unit IX and The Oaks Common Area for Firewise:** The Council discussed whether to remain with the Firewise Program and continue to seek grants or to clear brush and have the HOA pay for the work. The Council decided it would be beneficial to stay with Firewise, even if grants are not immediately forthcoming. Guest Vicki Martin questioned how information about Firewise was communicated to HOA members. Kent Robinson replied that Association Quarterly Reports are provided to the community, and information is also available on the HOA website. Kent requested that Vicki leave her email address with Ann Zdanowski to improve communications. The Council discussed the remaining brush clean-up in Mystic Heights and by the tennis courts. Ann Zdanowski will get a bid from Jonny's Landscaping for the work. Terry Mameda requested that Unit Representatives receive a notification when new homes are approved. Scot Lee suggested Terry call Jeff Kreutzer, HOAMCO ARC, to discuss the way this information may be communicated.

b. **Landscape Agreement for Gateway Blvd and Lee Blvd:** Scot Lee is working with the two companies, Vicente Landscaping and North Country Landscaping & Maintenance that submitted bids on construction of our design for the area. Both of these bids were under \$50,000, for the proposed construction of new landscaping for the Lee Blvd median from Highway 69 to the horse statue. The bids do not include the estimated \$5,000 flagpole cost as earlier included in the design. **Motion:** Russ Parker moved to approve the landscape and flagpole construction projects for a not-to-exceed price of \$50,000. Scot Lee seconded the motion which passed unanimously.

c. **Estimate for Median Maintenance at the Lee Boulevard Entrance:** Scot Lee-Unit VII will seek estimates and determine what actions need to be taken to ensure that the Gateway mall owners fulfill their obligation to maintain the median landscaping.

d. **Common Area Drainage Construction Estimate:** Scot Lee reported that the bid estimates had not yet been received from potential contractors, but should be received by Monday, March 30. The decision of the acceptance of drainage project bids will be made at a special council meeting in April. Scot suggested that the Council may need to meet more frequently, to decide on such matters in a timelier basis. The Council agreed and decided to hold a special meeting on April 23, 2015 at 3:00 pm. Ann Zdanowski reported that "special" meetings could be held whenever the Council believes it is necessary.

NEW BUSINESS

a. **Drainage at Unit II:** Kent Robinson distributed a plat map which shows that the HOA has responsibility for the maintenance of the Common Area drainage in Unit II; however, this does not include the responsibility for the homeowners' implementation of the "fixes" to the drainage. The Council recommended it seek a legal opinion as to the exact responsibilities of the HOA in this matter.

b. **Roof Vent Compliance:** Kent Robinson prefaced the roof vent discussion by reporting that the Council's goal this year is to "tighten up" on compliance issues and that more funds had been included in the budget for additional compliance inspections and follow-up. It was

reported that 60 compliance letters, primarily for vents, were sent to Homeowners after an inspection by Scot Lee and Ann Zdanowski. This inspection found that many vents were not painted the same color as the roofs. Scot agreed to look at the vents of Vicki Martin, who received a compliance letter about the vent color. Scot Lee also noted that if a satellite dish installer reports that the position he has chosen for the dish is the only position where a signal can be received, the installer may write a letter to ARC and the dish may remain where it is. Sarah and Everett Cox also expressed concern regarding violations for vents, satellite dishes and lights. The Council is working to improve the enforcement of all violations to get all items into compliance. In response to a question, it was also noted that the CC&Rs in effect are those dated 1994 as amended in 2005.

c. Construction on Bar Circle A Development: Scot Lee reported there will be 15 homes under construction on the south side of Highway 69 in the next two months

HOAMCO MANAGERS REPORT

Ann Zdanowski presented and reviewed the HOAMCO Monthly Management Report dated January 2015 through March 2015, as provided in the Council packets. Ann noted Compliance Inspections were conducted on 2/10, 2/24 and 3/18/15 and letters were sent out for unpainted roof vents, trash cans, yard tools and various other violations. Most violations have been closed. The weed abatement program letters will go out about 4/1/15. The individual lot cost for the program is \$75 and includes up to four cuttings throughout the weed season. The Mystic Heights sign was landscaped and the boulders were moved by Jonny's Landscape.

FUTURE AGENDA ITEMS

a. Ways to improve communication with the homeowners

NEXT COUNCIL MEETING: The next Council meeting is April 23, 2015, at 3:00 pm at HOAMCO.

ADJOURNMENT: Motion: Russ Parker-Unit III moved to adjourn the meeting at 4:38 pm. The motion was seconded by Terry Madedda-Unit IX, passed unanimously, and the Council moved into Executive Session.

Respectfully submitted,

Russ Parker, Secretary/Treasurer