



**The Ranch at Prescott
HOA Council Meeting Minutes
April 22, 2010**

ATTENDANCE

Council members in attendance were Rosalie Naigle - Unit IV (Chairman), Russ Parker-Unit III (Vice-Chairman), Dick Tetreault - Unit VII (Secretary / Treasurer), Joan Petty – Unit I, Billie Powell – Unit II, Kent Robinson – Unit V, Rich Muth - Unit VI, Dion Mannen – Unit VII and Scot Lee - Unit IX. Alternate Council Members in attendance included Mike Enders – Unit IV and Maxine Tinney – Unit VII. Also attending was Roger Messick, homeowner, Ruta Norkus, Association Manager and Donna Forster, Minute Taker.

CALL TO ORDER

Chairman Rosalie Naigle - Unit IV called the meeting to order at 3:00 p.m. A quorum was established.

APPROVAL OF MINUTES

Motion: Joan Petty – Unit I moved to accept the March 25, 2010, Meeting Minutes. The motion was seconded by Russ Parker – Unit III and passed unanimously.

APPROVAL OF FINANCIALS

The Council reviewed the Financial Reports for the period ending March 31, 2010. March accounting is summarized as follows:

Operating Account CAB	\$ 92,113
MM Account (Operating)	\$ 100,951
CD Operating Accounts	\$ 101,071
Bank Reserve Account	\$ 28,876
Construction Deposit	\$ 19,000
Accounts Receivable Assessments	\$ 6,718

Motion: Russ Parker-Unit III moved to approve the March 31, 2010 Financial Report, reserving any contrary findings of the annual audit. The motion was seconded by Dion Mannen – Unit VII and passed unanimously. A question arose as to why the Accounts Receivables were increasing. Ruta Norkus reported that it was due to the economy: bank owned properties don't usually pay their assessments and several landowners are letting their property go.

PUBLIC COMMUNICATIONS

Roger Messick, homeowner, questioned why a rock was placed on the common area blocking access to his backyard and his ability to use that route to pick up brush on his property. The Council reported that there were no deeded accesses or easements in the common area and that driving vehicles on the common area was not permitted. The Council also noted that there had been acts of vandalism and people had been driving into the common areas, who did not have permission to do so. The rock was placed to be a deterrent to those incidents. Roger Messick also questioned the placement of the rock on the common area near Murphy. The Council reported that it was placed there to stop unauthorized parking. Upon further discussion, Mr. Messick left the meeting.

OLD BUSINESS

a. Newsletter – Rosalie Naigle, Unit IV

Rosalie Naigle - Unit IV reported that during printing of the last newsletter by Sir Speedy, a page had been inadvertently omitted but was corrected immediately. Chairman Naigle requested that all articles for the next newsletter be submitted to her by June 15 for the June 30 publication.

b. Drainage Update - Dick Tetreault, Unit VII

Dick Tetreault - Unit VII: Nothing new to report

c. Standing Committees Review – Rosalie Naigle, Unit IV

Rosalie Naigle – Unit IV reviewed the adopted “Proposed Committees Structure” dated 1/24/06 and the inclusion of the Trails subcommittee under the Maintenance Committee adopted by the Council at the last meeting. The next compliance inspection will be May 5 and May 19 with Joan Petty – Unit I and Rosalie Naigle - Unit IV attending.

d. Oaks Annual Meeting and Small Culvert – Rosalie Naigle, Unit IV

Rosalie Naigle – Unit IV, in the March 25, 2010 Council meeting, moved to table the discussion of the Oaks and small culvert maintenance issue until the April meeting. **Motion:** Russ Parker-Unit III moved to bring the Oaks/small culvert maintenance issue off the table for discussion. The motion was seconded by Kent Robinson – Unit V and passed unanimously. Kent Robinson – Unit V provided a review of the history of the small culvert maintenance issue and the Council discussed the cost equally sharing with the Oaks the cost for the maintenance of the small culvert. It was suggested that a grate installed in front of the culvert would be helpful in keeping large rocks and debris out and would make it easier to keep clean. **Motion:** Kent Robinson – Unit V moved that the Council agree to: 1) equally share maintenance of the small culvert with the Oaks for a not-to-exceed cost of \$300 per year and 2) execute a mutually acceptable agreement limiting future liability between the Oaks and the Master Ranch at Prescott Association as regards the small culvert. Motion was seconded by Dion Mannen – Unit VII and passed with six in favor and three opposed.

NEW BUSINESS

a. Real Estate Signs - Joan Petty, Unit I

Joan Petty - Unit I reported that, due to the wind and rain, approximately 60% of the 150 realtor signs have fallen down or are at an angle and many are in the streets right-of-way. The compliance group is continuing due diligence in notifying the realtors as soon as possible and will continue to be vigilant on inspections. It was suggested that the empty sign posts in the streets right-of-way be gathered and kept for a period of time for the realtors to collect. Scot Lee - Unit IX agreed to collect the empty sign posts fallen in the right-of-way. Joan Petty - Unit I and Ruta

Norkus will work together on a message to all realtors regarding Ranch for sale signs and will include a copy of the sign application that should be submitted prior to erecting a for sale sign. It was suggested that an article be written for the next newsletter requesting homeowners to check their for sale signs and call realtors if there are problems. It was noted that there is an application for realtors to sign when a property is up for sale but that it is difficult to know when properties are put on the market. The Council agreed to gather more information and discuss the issue at the next Council meeting.

b. HOAMCO Management Report – Ruta Norkus

Ruta Norkus presented the HOAMCO Monthly Management Report dated March 15, 2010 through April 15, 2010, as provided in the Council packets. Ruta distributed photos of the new “Trail”, “No Overnight Parking” and “No Trespassing” signs that have been installed. Ruta also gave information to the Council on their passwords to access the website.

A question arose as to the responsibility of the area outside the gate at Stonegate, since the Master Association had a diseased tree removed from the area. Ruta Norkus will verify the responsibility for the area and will submit the invoice for \$75 to Stonegate for the tree removal if the property does, in fact, belong to Stonegate. Scot Lee - Unit IX will assist Ruta in the research.

FUTURE AGENDA ITEMS

1. It was suggested that potential future Council candidates may not want to commit to a monthly Council meeting; the Council will discuss whether or not 12 meetings per year are truly necessary. This will be discussed at the next meeting.
2. For Sale Sign issue/application from realtors
3. Oaks/Small Culvert: Billie Powell – Unit II will report back to the Council after meeting with the Oaks Association officers.

ADJOURNMENT

Since there was no further business to come before the Council, a motion was made to adjourn the meeting. **Motion:** Joan Petty – Unit I moved to adjourn the Council meeting at 4:27 p.m. The motion was seconded by Russ Parker – Unit III and passed unanimously and the Council moved into Executive Session.

Respectfully submitted,

Dick Tetreault, Secretary / Treasurer