



**The Ranch at Prescott
HOA Council Meeting Minutes
August 26, 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, 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 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: Kent Robinson-Unit V moved to accept the May 27, 2010, Meeting Minutes. The motion was seconded by Dion Mannen-Unit VII and passed unanimously.

APPROVAL OF FINANCIALS

The Council reviewed the Financial Reports for the periods ending May 31, 2010, June 30, 2010 and July 31, 2010. July accounting is summarized as follows:

Operating Account CAB	\$ 71,754
MM Account (Operating)	\$ 101,225
CD Operating Accounts	\$ 102,374
Bank Reserve Account	\$ 28,934
Construction Deposit	\$ 13,001
Accounts Receivable Assessments	\$ 5,118

Motion: Russ Parker-Unit III moved to approve the May 31, 2010, June 30, 2010 and July 31, 2010 Financial Reports, reserving any contrary findings of the annual audit. The motion was seconded by Joan Petty-Unit I and passed unanimously.

PUBLIC COMMUNICATIONS

Rosalie Naigle-Unit IV reported the Annual Meeting for The Ranch will be held at the Hassayampa Inn in the Marina Room on Wednesday, September 22, 2010 at 3:00 PM.

OLD BUSINESS

a. Newsletter – Rosalie Naigle, Unit IV

Rosalie Naigle-Unit IV reported the newsletter was published and distributed, although the article on mistletoe was withdrawn due to more pressing articles. Rosalie Naigle-Unit IV also noted the paving of the streets was almost complete. Russ Parker-Unit III noted there were a couple of patches that didn't appear to have full coating. Ruta Norkus will call Cactus Paving and let them know. Kent Robinson-Unit V requested a "Thank You" article to Councilwoman Suttles be included in the next newsletter. Rosalie Naigle-Unit IV will continue on as Chair of the Newsletter committee and will do the member directory. Joan Petty-Unit I will also stay on the Newsletter Committee.

b. 2010 Annual Meeting and Election

Ruta Norkus distributed a letter from Jim Atkinson dated 9/25/09 regarding the legal opinion of a quorum as it pertains to member meetings of The Ranch HOA. Ruta also noted all existing Council members are still running for the upcoming Council elections. Ruta will send the candidate list to the Council members.

NEW BUSINESS

a. HOAMCO Management Report – Ruta Norkus

Ruta Norkus presented the HOAMCO Monthly Management Report dated May 20, 2010 through August 18, 2010, as provided in the Council packets. Also included was the Certificate of Liability Insurance renewing insurance for the Association from House-Chilson dated 7/14/10. Ruta noted there was no change in the price of the umbrella policy and a small increase (\$69) in the general liability policy.

Ruta also received a bid (\$650) from Jonny's Tree & Landscaping Co. dated 8/3/10 for removal of cottonwood limbs on the corner of Liese and Ranch Road. It was determined that the tree is partly on The Oaks property. **Motion:** Russ Parker-Unit III moved, as a gesture of goodwill and recognizing the need to acknowledge we are not legally responsible to accept the financial responsibility, we will accept the quote from Jonny's for \$650 to perform the clean-up of the cottonwood tree. The motion was seconded by Kent Robinson-Unit V and passed unanimously.

Dick Tetreault-Unit VII, noted, after reviewing the Certificate of Liability, we are not a Board of Directors and the wording needed to be changed from "Directors and Officers" to "Elected Council Members". The Council agreed and Ruta will discuss the changes with Larry Harding of House-Chilson.

b. 2011 Budget Schedule - Rosalie Naigle-Unit IV reported Russ Parker-Unit III will take her place on the 2011 Budget committee, along with Kent Robinson-Unit V and Dick Tetreault-Unit VII.

c. Assessments - It was suggested that homeowners need to be aware there may be a possible nominal increase in assessments due to rising costs and homes in foreclosure. The topic will be put on the agenda and addressed by Kent Robinson-Unit V at the Annual Meeting.

d. Ballot Counters - Ruta Norkus requested volunteers to count ballots at the Annual Meeting. Joan Petty-Unit I, Russ Parker-Unit III and Rosalie Naigle-Unit IV volunteered, with Maxine Tinney-Unit VII and Dion Mannen-Unit VII as back-up.

FUTURE AGENDA ITEMS

- 1. Compliance Inspections
- 2. 2011 Budget
- 3. Signage Guidelines

ADJOURNMENT

Since there was no further business to come before the Council, a motion was made to adjourn the meeting. **Motion:** Russ Parker-Unit III moved to adjourn the Council meeting at 3:55 p.m. The motion was seconded by Billie Powell-Unit II and passed unanimously.

Respectfully submitted,

Dick Tetreault, Secretary/Treasurer