



**The Ranch at Prescott
Homeowners Association
Annual Meeting Minutes
September 22, 2010**

Call to Order

Council Chairman Rosalie Naigle called the meeting to order at 3:00 PM. A quorum was established.

Introduction

Rosalie Naigle thanked the members for their interest in their community and for attending the meeting. She then made the head table introductions. Council members in attendance were: Joan Petty-Unit I, Billie Powell-Unit II, Russ Parker-Unit III, Rosalie Naigle-Unit IV, Kent Robinson-Unit V, Dion Mannen-Unit VII and Scot Lee-Unit IX. Rich Muth-Unit VI and Dick Tetreault-Unit VII were unable to attend the meeting. Also introduced was Ruta Norkus, HOAMCO Association Manager, Elizabeth Border, HOAMCO Association Manager Assistant, Donna Forster, Minute Taker and the Guest Speakers, Mary Ann Suttles, Prescott City Council and Sergeant Amy Bonney of the Prescott Police Department.

Guest Speaker – Mary Ann Suttles- Prescott City Council

Mary Ann Suttles related Prescott now has a new Tourism Director, Don Prince, and there is currently a "tourism page" on the City website; she encouraged everyone to look at the website. Mrs. Suttles presented a brief summary on the status of jobs within the City, what the City has done to decrease costs, and the actions the City has taken to improve The Ranch. Benefits to The Ranch have included the rubber chip sealing of roads and the on-going clean-up and maintenance of the roads and area. Mrs. Suttles answered questions from members regarding water bills, sewer rates and the status of Lowe's hillside. Mrs. Suttles also announced that Scot Lee will work with the City as a volunteer for city code enforcements/regulations on signs.

Guest Speaker – Sergeant Amy Bonney – Prescott Police Department

Sergeant Bonney reported that crime statistics are down in Prescott. However, there has been some increase in identify theft and fraud, as in other communities, and cautioned homeowners to have their money in an insured, safe bank, to ensure payment in case of fraud. Sergeant Bonney noted there was still quite a bit of larceny from unlocked vehicles and described the "Watch Your Car" program, which offers some assurance that if your car is stolen, the police can spot it quicker. Sergeant Bonney praised the Blockwatch Program and noted a definite decrease in property crimes in those communities using Blockwatch. Sergeant Bonney also took questions from the members and reported there were two officers assigned to patrol in the "east beat," of which The Ranch is a part; the parking

garage was very safe; and noted it was extremely important for members to read and understand Proposition 203 (legalizing medical marijuana) before they vote.

Approval of 2009 Annual Meeting Minutes

Chairman Naigle called for a motion to approve the 2009 Annual Meeting Minutes. The minutes were unanimously approved as presented.

Chairman's Report

Chairman Naigle introduced the Council member Alternates, Mike Enders-Unit IV and Maxine Tinney-Unit VII. Chairman Naigle reported that during her term, her goals and objectives were to continue with the goals set by the previous Chairmen. During the year, the City continued to chip seal, the reconstruction of Lee Boulevard was on-going and the weed abatement program was a success. Costs were reduced in 2009-2010 through the use of the HOA website for newsletters and other HOA business. Monthly meetings have been reduced and are now held in January, March, May, August, September and October; Chairman Naigle hopes that this move encourages new Council members to join. The Standing Committees were also restructured and reduced. The next newsletter will be ready for printing after October 13, 2010 and the Directory for 2011-2012 now has 250+ entries. Chairman Naigle requested that members contact her for entries into the Directory.

Treasurer's Report

Ruta Norkus, HOAMCO, presented the Treasurer's Report, as presented in the member hand-out at the meeting, for Treasurer Dick Tetreault-Unit VII. The Balance Sheet Assets as of December 31, 2009 showed that the Operating Fund was at \$296,085 and the Reserve Fund was at \$28,813 for a total of \$324,898. Ms. Norkus also reported the 2009 Revenues were at \$134,572 and Expenses were at \$107,741. For the first seven months of 2010, ending July 31, 2010, Revenues were at \$131,779 and Expenses were at \$58,517. Ms. Norkus also noted The Ranch has had some foreclosures and short sales and there still is some bad debt; however, the HOA is actively and aggressively pursuing collection of these debts. A member questioned a breakdown of Administrative costs for the year. Ms. Norkus presented a brief breakdown of what expense categories are included in Administrative Expenses but urged members to review the full financials and other information on the website (theranchatprescotthoa.org). The Ranch website is regularly updated with current Council Meeting minutes, monthly financials, CC&R's, rules and Architectural guidelines.

Election Results

Chairman Naigle expressed her appreciation and thanks to the Board for their time and efforts in behalf of the community. She then presented the election results and the new Council representatives as follows: Joan Petty-Unit I, Billie Powell-Unit II (with one write-in), Russell Parker-Unit III (with one write-in), Mike Enders-Unit IV with Rosalie Naigle – Unit IV alternate, Kent Robinson-Unit V (with one write-in), Rich Muth-Unit VI, Dick Tetreault-Unit VII, Dion Mannen-Unit VII, with Maxine Tinney and Michael Peters-Unit VII Alternates (with two write-ins) and Scot Lee-Unit IX. The Council will meet and determine the Officers at their next meeting in October and the results will be posted.

Public Communications

Chairman Naigle then opened the meeting to questions from the Association Members. One question was received prior to the meeting regarding hanging clothes outside on a clothesline. Although Ms. Norkus understands the benefit of "going green," she reported it was not in accordance with the CC&Rs; to make a change to the CC&Rs, 2/3 of the community had to be in agreement. Therefore, at this time, the request is not being further considered by the Council.

1. A member reported a car ran into a tree on Silver Cliff Circle and the tree was dead. Ms. Norkus relayed that she had just received a bid today and the damage would be repaired.

2. A member questioned what to do about rental property not being maintained (weeds and brush). Ms. Norkus reported there is a Compliance process in place, i.e., courtesy notice further letters, fines etc. but if it is still not being addressed, to let her know the address. Homeowners are required to provide HOAMCO with the signed lease for rental property.

3. A member reported the Juniper on Liese Boulevard had presented a traffic hazard. Owners of the property would be notified via a courtesy notice. In addition Ruta Norkus reported, the HOA is looking at general line-of-sight problems and the plan is to do a similar clearing project to the one that occurred last winter. The topic is on the agenda for the next Council meeting and the work will probably be done in the winter.

4. A member requested information about the maintenance of the trails in green area of The Ranch, since they appear to be in poor condition. Chairman Naigle explained, in the past, the trails were maintained voluntarily by the homeowners backing up to the trails; however, since that is longer happening, the HOA is leaving the trails in a "natural" state, with the goal of trying to keep the trails and vegetation as natural as possible. Two times annually, overhanging tree branches and weeds are cut down.

Adjournment

Before the meeting was adjourned, Russ Parker–Unit III gave special praise and recognition and a gift on behalf of the Council to Chairman Rosalie Naigle-Unit IV for her continued efforts and support of the Association. Chairman Naigle opened the gift, a set of water glasses etched with "2010 Council Chairman." Chairman Naigle thanked the Council and the Association for their cooperation and service throughout the year.

There being no further business, the meeting was adjourned at 4:13 PM.

Respectfully Submitted,

Dick Tetreault, Secretary