



**The Ranch at Prescott  
HOA Council Meeting Minutes  
January 24, 2013**

**ATTENDANCE**

Council members in attendance were Dick Tetreault - Unit VII, Clark Moskop - Unit I, Mike Enders - Unit IV, Billie Powell - Unit II, Russ Parker - Unit III, Kent Robinson - Unit V, Will Hansen - Unit VI, Maxine Tinney - Unit VII and Scot Lee - Unit IX. Alternate Council Members in attendance were Terry Madaeda - Unit IX and Emese Sandor - Unit III Alternate. Also attending were visitors Veronika Sandor and David Dunn, President of Stonegate HOA, Tim Graves, HOAMCO Association Manager and Elise Abbott, Minutes Taker.

**CALL TO ORDER/ESTABLISH A QUORUM**

Dick Tetreault called the meeting to order at 3:01 pm. A quorum was established. Visitors Veronika Sandor and David Dunn were introduced.

**APPROVAL OF MINUTES**

**Motion:** Billie Powell - Unit II, moved to approve the minutes of the October 25, 2012 regular Council meeting, amended as related to "H" style real estate sign frames. Russ Parker - Unit III seconded the motion which passed unanimously.

**APPROVAL OF FINANCIALS**

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

|                                  |            |
|----------------------------------|------------|
| Operating Account AAFS           | \$ 77,161  |
| Metro Bank MM Account- Operating | \$ 213,367 |
| AAFS Reserve MM Account          | \$ 38,841  |
| CAB Operating                    | \$ 3,366   |
| CAB Operating MM                 | \$ 54,163  |
| Construction Deposit             | \$ 21,000  |
| Accounts Receivable Assessments  | \$ 4,108   |

**Motion:** Kent Robinson - Unit V moved to approve the November 30<sup>th</sup> and December 31<sup>st</sup> 2012 financials. Mike Enders - Unit IV seconded the motion which passed unanimously.

## **PUBLIC COMMUNICATIONS**

**a.** Maxine Tinney - Unit VII inquired about the status of entry road maintenance. To date there has been no meeting between The Council and the City of Prescott. Mike E. and Kent R. will work on setting up a possible meeting, date T.B.D.

## **OLD BUSINESS**

**a. Newsletter – Tim Graves:** Tim Graves stated the 1<sup>st</sup> quarter newsletter was emailed on January 18<sup>th</sup> and the paper version mailed to those not on email rosters on January 22<sup>nd</sup>, he also thanked Maxine Tinney-Unit VII for her assistance. The next newsletter will go out in mid-April.

## **NEW BUSINESS**

**a. Alternate Nomination/Unit IX: Motion:** Terry Madede - Unit IX was introduced to the Council as a candidate for Alternate Council Member for Unit IX. Dick Tetreault - Unit VII moved to appoint Terry Madede as alternate Council Member for Unit IX. Kent Robinson - Unit V seconded the motion which passed unanimously.

**b. Firewise Update:** Dick Tetreault - Unit VII discussed the completion of the Firewise plan for acceptance as a Firewise Community. The assessment phase will come next. The biggest area of concern for the community is the east side of Lee Blvd. If grant money is received, this will be the area of focus. One plus that came up during the planning phase was that the Ranch's water system is superior to most other communities. It has a larger capacity and is very up to date. Discussion ensued about the availability of mastication crews that will come in and do the work once grant money is in place. The crews have worked throughout the community and do a great job. Dick further noted that in order to be a "Firewise" community, the program requires there be a committee. It was suggested that the current Council be the interim Firewise Committee until one can be appointed. Meetings would occur for a few minutes after each regular Council meeting. Maxine Tinney - Unit VII noted that at the previous meeting 3 people (*Dick Tetreault-Unit - VII, Scot Lee - Unit IX and Rob Spencer - Unit VII*) had come forward to volunteer. **Motion:** Mike Enders - Unit IV moved to have the Council serve as interim Firewise Committee until a Committee could be seated, as long as meetings are not too long. Russ Parker - Unit III seconded the motion which passed unanimously.

**c. For Sale Sign Enforcement:** Tim Graves noted that there were 17 signs that are still non-compliant with sign frame guidelines and First Notice letters have been sent. Discussion ensued about current and upcoming legislation with the Realtors being well represented and the HOA's are not. Mention of an organization that lobbies on behalf of HOA's to be on agenda for the next Council Meeting.

**d. Newsletter/Vital Statistics/ Number of Issues:** Mike Enders - Unit IV, as Council Liaison for newsletters was asked to review information going into the newsletter. Past editions have included a section "In Remembrance". Feedback in the past was both positive and negative. Discussion continued about the personal preference of the family as well as safety concerns with widows being alone and identity theft. **Motion:** Mike Enders - Unit IV moved to place vital statistics with names of residents that have passed away, on an annual basis, with permission of the survivors. Maxine Tinney - Unit VII seconded the motion. Dick Tetreault - Unit VII, Emese

Sandor - Unit III Alternate, Terry Madedo - Unit IX Alternate, and Clark Moskop - Unit I were opposed, remaining 7 Council Members in favor. Motion carries.

**e. Legislative Bills:** Maxine Tinney - Unit VII stated that there are 660 bills being introduced to the legislature this session. 487 are House Bills and 181 are Senate Bills. There are 30 Legislative districts in the State of AZ. Our district has 1 Senator (Steve Pierce) and 2 Representatives (Andy Tobin – Speaker of the House, and Karen Fann). She encouraged other Council members to get on the Legislative web-site and familiarize themselves with the 9 current pieces of legislation that may affect HOA's this session. **Action:** Tim Graves to follow up with CAI and keep Council updated on current relative issues.

### **HOAMCO MANAGERS REPORT**

Tim Graves presented the HOAMCO Monthly Management Report dated October 26, 2012 through January 24, 2013, as provided in the Council packets. Tim noted that of the 934 properties in The Ranch, 849 assessments had been paid prior to them being late. After the 15<sup>th</sup> of January, assessment is late and notices have been sent to the appropriate owners. No further questions were asked by the Council.

### **FUTURE AGENDA ITEMS**

Maxine Tinney - Unit VII requested that Tim Graves place the following items on the next agenda: 1. CAI Representation/Lobby efforts update. 2. Road issues with the City of Prescott-update. 3. Electronic-Scanning Project (brought forward from the October Meeting).

### **SPECIAL THANK YOU**

Maxine Tinney - Unit VII also wanted to go on record, giving a special thank you to Rosalie Naigle for her time and effort on the production of the new Community Directory.

### **ADJOURNMENT**

Since there was no further business to come before the Council, a motion was made to adjourn the meeting. **Motion:** Kent Robinson - Unit V moved to adjourn the Council meeting at 4:13 PM. The motion was seconded by Dick Tetreault - Unit VII and passed unanimously. The Council then moved into Executive session.

Respectfully submitted,

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Russ Parker, Secretary/Treasurer