

MM Account (Operating)	\$ 24,071
CD Operating Accounts	\$ 236,674
Bank Reserve Account	\$ 34,018
Construction Deposit	\$ 16,500
Accounts Receivable Assessments	\$ 3,108

Motion: Mike Enders-Unit IV moved to approve the 10/31/2011, 11/30/2011 and 12/31/11 Financial Reports as presented, subject to audit. The motion was seconded by Russ Parker-Unit III and passed unanimously. It was requested that the Aged Owner Balances Report be reported by unit number. Tim Graves will investigate if that is possible. Tim Graves was thanked for including the Schutte & Hilgendorf Independent Accountants' Compilation Report for year end 2011 in the Council packet.

PUBLIC COMMUNICATIONS - none

OLD BUSINESS

a. Newsletter – Mike Enders-Unit IV for Rosalie Naigle-Unit IV (absent): Mike Enders-Unit IV reported the email lists were updated and the newsletter was sent to the printer on January 18, 2012. Tim Graves has extra copies of the photos and bios of the new Council members. The deadline for articles for the next newsletter is 4/5/12. Mike Enders-Unit IV expressed appreciation to Maxine Tinney-Unit VII and Joan Petty-Unit I for their proof-reading assistance.

b. Website/Newsletter/Directory Review - Dick Tetreault-Unit VII: The Council discussed putting more items on the website and suggested the website address should be posted in the newsletter. It was also noted that the CD given to new homeowners at close of escrow may not have the current documents (CC&Rs). Tim Graves will investigate whether or not the CD is regularly updated. In reference to the CC&Rs, Emese Sandor-Unit III noted that some seemed outdated and needed to be changed. Kent Robinson–Unit V reported that the CC&Rs were attached to the property and were very difficult to change and suggested that an education class on the CC&Rs may be needed. Dick Tetreault-Unit VII reported that a copy of the HOA Directory was sold by a homeowner to an advertising company and Dick suggested that "Not for Sale" be posted on the Directory or that it be copyrighted.

c. Monument Sign Landscaping - Scot Lee-Unit IX: Since Trader Joe's is scheduled to open the second week of March, Scot Lee-Unit IX suggested the area in front of the wall needs to be finished with plants, dirt and a uniform granite color. The cost for 10-15 loads of dirt, with DG on top would be about \$750. Water is available for plants, so a watering system could be installed. Since there is a budget for landscaping, the Council agreed that Scot proceed with the work.

d. Sign Frame Distribution - Dick Tetreault-Unit VII: Dick Tetreault-Unit VII reported that 100 sign frames have been received, each will have an asset tag number and that he will notify the realtors.

NEW BUSINESS

a. New/Revised Policies; Property Owner Notification - Dick Tetreault-Unit VII: Dick Tetreault-Unit VII requested Council approval of the posting of the *Additional Use Restrictions and Rules*. Maxine Tinney-Unit VII suggested that each of the bills and titles be posted on the website once they are distributed and all that are now on the website should be transferred to HOAMCO's record file. **Motion:** Maxine Tinney-Unit VII moved 1) that the HOA Council approves the *Additional Use Restrictions and Rules* (as sent to all Council members on 12/7/11) for publication and mailing to the HOA members with a cover letter from the Chairman; and written notification to realtors on signage; 2) that the HOAMCO Community Manager post these new and updated rules to The Ranch HOA website and back-up the current and previous website documents to the permanent Ranch Electronic filing System. For the record, the *Additional Use Restrictions and Rules* include:

Street Light Rule passed 3/24/2011 and amended 10/27/2011

Audio/Video Recording Rules passed 6/2/2011

Use Restrictions and Rules Revised Section f. Flagpoles revision passed 6/2/2011

Sign Guidelines 10-28-2010 revision passed 6/2/2011 and amended 10/27/2011

Enforcement of Alleged Violations of HOA Rules, Regulations & CC&Rs passed 8/25/2011

New Sign Frame Rule passed 8/25/2011 and amended 10/27/2011

Guidelines for Unit Member Speakers passed 4/27/2006

Kent Robinson–Unit V seconded the motion which passed unanimously.

b. Compliance Inspection Guidelines - Dick Tetreault-Unit VII: The Council noted the CCR History Report as provided in the Council packet. It was reiterated that satellite dishes need to be below the roofline. Also noted were several signs not in compliance. Tim Graves will address the signs at the next compliance inspection and send out courtesy letters.

c. Rental/Lease-Guest Issue - Dick Tetreault-Unit VII: The Council discussed possibly amending the rental policy and limiting guests to 90 days and agreed this would be difficult if the homeowner needs homecare.

d. Insurance-General Liability & Directors & Officers - Dick Tetreault-Unit VII: Dick Tetreault-Unit VII reported he had reviewed the current standard D&O insurance policy and was in agreement with the limits; however, he suggested the coverage be expanded to more than "The Ranch at Prescott" and should include "and it's HOA and related activities (website, directory, maintenance on grounds)." Dick Tetreault-Unit VII also suggested the D&O should include "and Alternates". The Council agreed with the changes suggested and Dick will discuss the changes with the insurance representative.

e. Fire Prevention/Firewise - Dick Tetreault-Unit VII: Dick Tetreault-Unit VII discussed Firewise and the need for fire prevention. Dick Tetreault-Unit VII and Scot Lee-Unit IX volunteered to obtain more information before the next Council meeting.

f. Deer Hunting in The Ranch - Dick Tetreault-Unit VII: It was noted that bow hunters killed a deer, which was 500 feet from a dwelling, for its antlers and left the carcass on a member's property. The police were called and noted they had no jurisdiction but they did call Fish and Game. The two agencies will work together and noted that if the HOA posts "No Hunting at The Ranch" signs at the entrance, hunters can be prosecuted. The Council agreed the signs will be posted.

g. New Legislation Affecting HOAs in Arizona - Dick Tetreault-Unit VII: Dick Tetreault-Unit VII noted that there are now 12 new bills that affect HOAs and they are posted on the Carpenter-Hazlewood website.

h. New Homeowner/Welcome Information - Emese Sandor-Unit III: Emese Sandor-Unit III suggested providing a welcome packet to new homeowners with items such as maps, public information and history of The Ranch, etc. The Council agreed to research information, to discuss the matter with the Social Club and to have a draft list of the information for the next Council meeting. It was suggested that information is also needed for new Council and Alternate members. Tim Graves reported a seminar is being held in February for new Board/Council members and he will send out an email to the Council with the information.

i. Invasive Tree Removal - Mike Enders-Unit IV: Mike Enders-Unit IV reported a homeowner was concerned about a Tamarack tree, which is listed in a flyer by the City of Prescott as one of the most invasive types of trees. Scot Lee-Unit IX noted The Ranch had three Tamarack trees and that he would have them sprayed.

j. HOAMCO Administrative Issues - Dick Tetreault-Unit VII/Maxine Tinney-Unit VII: Dick Tetreault-Unit VII noted that a list of questions regarding procedures, accounting processes, etc. was being prepared to give to HOAMCO and requested the Council email him with any questions so they may be included on the list. Lot assessments were discussed and Maxine Tinney-Unit VII will forward to the Council an email from Kent Robinson–Unit V explaining how combined lots are assessed. HOAMCO/Tim Graves will investigate the possibility that some people are not being assessed.

HOAMCO Managers Report – Tim Graves: Tim Graves presented the HOAMCO Monthly Management Report dated October 28, 2011 through January 25, 2012, as provided in the Council packets.

FUTURE AGENDA ITEMS

- a.** The adequacy of the number of council meetings
- b.** Lot assessments
- c.** Fire Prevention/Firewise
- d.** New homeowner packet information

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 5:14 PM. The motion was seconded by Kent Robinson–Unit V and passed unanimously.

Respectfully submitted,

Mike Enders, Secretary/Treasurer