



The Ranch at Prescott
January 31, 2008
HOA Council Meeting Minutes

Council Members in attendance were: Mike Enders – Unit IV, Kent Robinson – Unit V, Scot Lee – Unit IX, Joan Petty – Unit I, Henry Lenhart – Unit VIIA, Billie Powell – Unit II, Russ Parker – Unit III, and Christopher Brown – Alternate Unit VI. Unable to attend were: Michael Peters – Unit VII, and Doug MacArthur - VI. Eight alternate members/homeowners were in attendance. Also in attendance were Gaye Morgan, Association Manager and Judy Connick, recording secretary from HOAMCO.

Approval of Minutes

Council Vice-Chairman Mike Enders called the meeting to order at 3:05 PM. A quorum was established and Mr. Enders called for a motion to approve the November 15, 2007 meeting minutes. Scott Lee moved to approve the minutes, Billie Powell seconded the motion. There being no further discussion or changes, the minutes were unanimously approved.

Approval of Financials

The Financial Reports ending November 30, 2007 and December 31, 2007 were reviewed by the Council. It was noted that income for 2007 was up approximately 17% while expenses were down by approximately 12%.

The Financial Report for December 31, 2007 is as follows:

Desert Hills Bank Operating	\$29,791.43
Desert Hills Bank Operating Money Market	\$107,776.01
Desert Hills Bank Reserve	\$29,346.03
Community Association Bank (CAB) Operating	\$93,666.18
Accounts Receivable Assessments	\$1,375.00

Mike Enders then called for a motion to approve both the November 30, 2007 and the December 31, 2007 Financial Reports. Russ Parker moved to approve the Financial Reports, reserving any contrary findings of the annual audit. The motion was seconded by Joan Petty and unanimously approved.

Approval of Alternate Council Member

Mike Enders advised the Council that Doug MacArthur had nominated Christopher 'Bud' Brown as Alternate Representative for Unit VI. A motion was made by Joan Petty to

approve Christopher Brown's appointment as Alternate Representative for Unit VI. The motion was seconded by Henry Lenhart and was unanimously approved.

Public Forum

Rosalie Naigle, Alternate Representative for Unit IV and the Newsletter Editor expressed her thanks to Bob and Maxine Tinney for their valuable assistance with preparation of the Newsletter. She advised that the newsletter could be obtained by email, on The Ranch's web site, or by U.S. mail.

Bob Crouch a homeowner from Unit VII expressed his compliments to the people who prepare both the Newsletter and the web site.

Future Agenda Items

Scot Lee stated that the date for Council Meetings needs to be firm. The meetings are scheduled for the fourth Thursday of the month except for November because of Thanksgiving and December when no meeting is held. Scott explained that changing the date creates scheduling problems. The Council members agreed with this statement.

A discussion was held regarding a burglary over the Holiday season. It was suggested that if a crime such as a burglary occurred that homeowners should notify their Unit Representative who would then notify the Association Manager Gaye Morgan and she would advise the full Council.

Old Business

a. Review of Compliance Policy

A copy of the Compliance Policy redlined with changes as suggested at the November Council Meeting, was given to the Council Members for their review. The suggestion was made that the review be turned over to a committee to be chaired by Michael Peters. Scott Lee moved to table the discussion regarding the changes and give the document to a committee chaired by Michael Peters for review and revision. The motion was seconded by Joan Petty and was unanimously approved.

b. Bid for Removal of Culverts and Smoothing of the Trail

Association Manager Gaye Morgan reported that she had requested three bids for the work requested by the Council on the culverts and trail but only received one bid in response. She included in the Council packet a copy of the bid from Mile-Hi Excavations for \$421.58. After some discussion the Council agreed that this was a reasonable bid and decided to proceed with the project.

New Business

a. Revised For Sale Sign Policy Pursuant to New Legislation

The Council discussed the For Sale Sign Policy and several suggestions were made to clarify the policy. Joan Petty advised that she would work on the verbiage to clarify the policy and present the Council with a reworded policy draft at the next meeting. The matter was tabled to the February meeting.

b. Transfer from Money Market Account to CD Accounts at CAB

The Council reviewed the suggestion that a portion of the Associations Operating funds be transferred from a Money Market Account into Certificates of Deposit (CDs). The Manager included in the Council's packet the Rate Sheet from CAB. Russ Parker suggested that some type of ladder account be set up, (i.e., 3, 6, 9 and 12 month term CDs) which makes funds available if the Association should require them. After discussion Kent Robinson moved to transfer \$100,000.000 into four CDs with 3, 6, 9, and 12 month terms. Russ Parker seconded the motion and it was unanimously approved.

c. Community Weed Abatement Program

The Association Manager Gaye Morgan asked the Council if they would like to adopt the same weed abatement program as the previous year. The Council discussed the success of the previous year's weed abatement program. Russ Parker moved that the Council approve the Weed Abatement Program for 2008 and the mailing to all owners. The motion was seconded by Joan Petty and unanimously approved.

d. Landscape/Weed Maintenance of Monuments and Roads Bid

Gaye presented the Council with a bid from Jonny's Tree and Landscape Service to maintain the monuments and the area along the bridge/sidewalk and D-G area across the street for \$575.00 per month. Scott Lee suggested that the area around the retention ponds be added and Gaye advised that she would obtain a revised bid to add this area.

e. March Council Meeting

The March Council meeting will be held on March 27, 2008 at 3:00 PM at HOAMCO. The next Council Meeting is scheduled for February 28, 2008 at 3:00 PM at HOAMCO.

f. HOAMCO Managers Report

Gaye Morgan summarized the Manager's report provided in the Council's information package.

- Gaye reported that the City of Prescott's curb crack sealing project had been delayed until March 2008 and asked if the Council wanted to consider spraying with pre-emergence weed control throughout the community to control weed growth in the curb cracks. Gaye advised that the cost would be the same as last year, approximately \$1,630.00. The Council gave Gaye the approval to have this done.
- A copy of a letter from the Chad McDowell with the City of Prescott is included in the Council's packet indicating the City's acceptance of responsibility for the drainage within the City's street right-of-way. Mike Enders stressed the importance of having the City's acceptance in writing for the benefit of future Council's should the issue of responsibility arise again.
- A problem was raised by homeowner Ron Knudson with drainage on his property and the area between two lots. Kent Robinson indicated that the CC&R's clearly state that drainage on a homeowners easement is the adjacent homeowners' responsibility. Gaye and Scot will set up a meeting with the homeowner.

- Gaye advised that Council member Henry Lenhart had researched Picnic Tables for the tennis area. Henry reported that there are numerous types including tables made of recycled plastic that comes in a redwood color. He reported that one table was in poor condition and should be removed. The other two are still useable, but needed to be sealed. He recommended that the Council not replace the third table and wait until the other two deteriorate and replace all three with the same type of table.
- Gaye presented the Council with a letter from Preston Lambson of Lambson & Rader, P.C. the Associations Accounting firm advising of his retirement. The Council reviewed the letter. Kent Robinson suggested that a full audit be performed for 2009 since the past three years financial statements were subjected to a compilation, not an audit.
- Gaye advised the Council that she had been researching alternative locations for the Annual meeting in 2008. She contacted Prescott Community Center and it was suggested she contact StoneRidge and report back at the February meeting. She indicated that it was necessary to reserve a site early.

g. Memo from State Representative Lucy Mason

Council member Scot Lee passed out copies of a fax from Lucy Mason referencing HB 2611 addressing the issue of Homeowners Associations and real estate signs. Scot advised that there was a meeting scheduled for 2:00 PM on Friday, February 8, 2008 to meet with Tom Farley from the Realtor's Association who is opposed to the changes proposed by Lucy Mason. Scot encouraged attendance at the meeting.

Adjournment

There being no further business to come before the council the Council adjourned to executive session at 4:30 PM.

Respectfully submitted,

Henry Lenhart, Secretary