



**The Ranch at Prescott
Homeowners Association
P.O. Box 10000
Prescott, AZ 86304
(928) 776-4479
(928) 776-0050 (Fax)
November 15, 2007
HOA Council Meeting Minutes**

Council Members in attendance were: Mike Peters – Unit VIIB, Joan Petty – Unit I, Scot Lee – Unit IX, Russ Parker – Unit III, Ray Loomer – Alternate, Unit V, Henry Lenhart – Unit VIIA, Billie Powell – Unit II, Mike Enders – Unit IV, Dion Mannen, Alternate, Unit VIIA, Doug MacArthur – Unit VI arrived at 3:10 PM, Rosalie Naigle – Alternate, Unit IV arrived at 4:05 PM. Three 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 Chairman Mike Peters called the meeting to order at 3:00 PM. A quorum was established and Mr. Peters called for a motion to approve the October 25, 2007 meeting minutes. Mike Enders moved to approve the minutes and Joan Petty seconded the motion. Two corrections were noted and there being no further discussion the minutes were unanimously approved as corrected.

Approval of Financials

The Financial report as of October 31, 2007 is as follows.

Desert Hills Bank Operating	\$ 47,303.56
Desert Hills Bank Operating Money Market	107,268.57
Desert Hills Bank Reserve	29,256.20
Accounts Receivable Assessments	1,375.00

Mike Peters called for a motion to approve the Financials ending October 31, 2007. A motion was made by Mike Enders to approve the Financial Report, reserving any contrary findings of the annual audit. The motion was seconded by Russ Parker and unanimously passed.

Public Communications

The Chairman then opened the floor to public communications from the audience. No homeowners were in attendance.

Future Agenda Items

The Chairman then inquired if anyone had any issues that they wanted to place on the agenda for a future meeting. No issues were brought up at this time.

Old Business

a. Volunteers for Alternate Council Representation

Russ Parker indicated that Charlie Babb had advised him that he was willing to serve as an alternate for Unit III. Russ Parker moved to add Charlie Babb as an alternate council member for Unit III. The motion was seconded by Ray Loomer and unanimously approved.

Billie Powell advised that Jan Aldridge said she would serve as alternate to Unit II. Billie Powell moved to add Jan Aldridge as an alternate council member for Unit II. The motion was seconded by Mike Enders and unanimously approved.

b. "For Sale" Sign Law – private property/sign placement – Russ Parker

Russ Parker passed around approximately two dozen photographs of different signs showing numerous different types and placement of "For Sale" signs. He indicated that for most part most the signs are being placed in the best location possible. It was suggested that any violation of placement of the signs be handled on a case by case basis and that any complaints be put in writing.

c. 2008 Budget Review and Approval – Kent Robinson

Gaye Morgan reported for Kent Robinson who was unable to attend. She advised that the Council Members had been provided a revised budget. There was an error in the calculation of the Management Fee and the difference showed an increased in the contingency funds. The Management Fee was corrected to reflect the 5% increased of \$46,308.00. Ray Loomer questioned if the five percent increase was automatic and Gaye advised that it was pursuant to the contract. She also advised that the Council had the right to re-negotiate the contract or go out to bid every year with thirty days written notice. Ray Loomer moved that review of the Management Contract be made an automatic agenda item for the September Council meeting. The motion was seconded by Doug MacArthur and unanimously approved. Mike Enders noted that the September meeting was the annual meeting and moved that the original motion be amended to review the Management Contract at the August Council meeting. The motion was seconded and unanimously approved.

A motion was made by Mike Enders to approve the revised 2008 Budget presented to the Council at the meeting. The motion was seconded by Joan Petty. Scot Lee questioned that the budget did not include the weed abatement program. Mike

Enders indicated that the weed abatement program is a windfall income and should not be included in the budget but that the council should review the program again in January or February. Doug MacArthur moved to amend the budget approval motion to remove weed abatement as a line item in the revised 2008 budget. Scot Lee seconded the motion and it was unanimously approved. The 2008 Budget was unanimously approved as amended.

New Business

a. Review of the Compliance Policy

Mike Peters called for a motion to approve the Compliance Policy as presented to the Council. Billie Powell moved to approved the Compliance Policy and Mike Enders seconded the motion. The decision was made to review each paragraph individually. Discussion ensued. Doug MacArthur requested that Mike Peters prepare a preamble to the document. The matter was tabled to allow further review. Doug MacArthur moved to table review of the Compliance Policy to the next meeting to allow time to revise and review the policy. The motion was seconded by Hank Lenhart. The motion was unanimously approved.

b. Drainage Ditches beside the Streets – Mike Peters

Mike Peters expressed a concern with the drainage along Sandpiper and advised that it appeared to be a four foot drop and that the shoulder needs to be extended. Dion Mannen noted that the City is responsible for maintenance of the ditches and that Council members met with the City during the monsoon season and reported to the City the locations and addresses where the problems existed.

HOAMCO Managers Report – Gaye Morgan

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

- **Javelina problem in The Ranch** - Gaye brought to the Council's attention a problem with the number of javelina in the community. Scot Lee advised that the size the javelina herds was greatly increased this year and that he had a real concern for the safety of the residents. It was noted that the javelina attract larger game. Scot recommended that they contact the department of fish and game. It was suggested that an article be placed in the next newsletter.
- **Picnic Tables for the Tennis area** - Gaye deferred to Hank Lenhart who had done some research on new picnic tables. Hank advised that picnic tables were available in many materials from aluminum to recycled plastic and in a wide range of colors; and they range in price from \$375.00 to \$800.00. He also advised that most of the tables are ADA compliant. He advised that one table is in bad condition and may be a liability. The other two appear to be in reasonably good condition. Scot indicated that he would remove the one that is in poor condition. Gaye will get a bid on the cost to seal the benches, and

possibly replace the one that is being removed and present the information at the January Council Meeting.

- d. Newsletter** – Rosalie Naigle requested that the Council provide biographies and pictures for the January newsletter and that she needed them by January 5. Gaye offered to take digital photographs. Mike Enders requested that Rosalie send out a memo to all the Council members with what information she needed and include her email address.

Adjournment

The next council meeting will be held on January 31, 2008 at 3:00 PM at HOAMCO.

There being no further business before the council the Council adjourned to executive session at 4:57 PM.

Respectfully submitted,

Henry Lenhart, Secretary