

**The Ranch at Prescott
HOA Council Meeting Minutes
November 19, 2009**

ATTENDANCE

Council members in attendance were, Rosalie Naigle - Unit IV (Chairman), Russ Parker- Unit III (Vice-Chairman), Dick Tetreault - Unit VII (Secretary / Treasurer), Billie Powell - Unit II, Kent Robinson - Unit V, Rich Muth - Unit VI, Dion Mannen - Unit VII, and Scot Lee - Unit IX. Alternate Council Members in attendance included Hank Lenhart - Unit VII, and Maxine Tinney - Unit VII. Also attending were Ruta Norkus, Association Manager and Donna Forster, Minute Taker.

CALL TO ORDER

Chairman Rosalie Naigle - Unit IV called the meeting to order at 3:00 p.m. A quorum was established.

UNIT VI COUNCIL REPRESENTATIVE

Motion: Russ Parker-Unit III moved to nominate Rich Muth - Unit VI as Council Representative from Unit VI. The motion was seconded by Dion Mannen and passed unanimously.

APPROVAL OF MINUTES

Corrections to the October 23, 2009 Meeting Minutes as follows: Vinny Clarke is in Unit V, not Unit VI, as noted in two places, under "ALTERNATES" and "APPROVAL OF MINUTES." Coleen Urell, "member", is changed to Coleen Urell, "resident," under ATTENDANCE. It was requested that, in the future, all full names of attendees and their Unit numbers be contained throughout the minutes. Under OLD BUSINESS, c., Web Site, the word "Board" should be changed to "Council." It was suggested that when the Association Manager sends emails to the Council, electronic return receipt should be requested.

Motion: Scot Lee-Unit IX moved to accept the October 23, 2009 Meeting Minutes as corrected. The motion was seconded by Russ Parker-Unit III and passed unanimously.

APPROVAL OF FINANCIALS REPORTS

The Council reviewed the Financial Report for the period ending October 31, 2009. October accounting is summarized as follows:

Operating Account CAB	\$ 4,142
MM Account (Operating)	\$ 79,168
CD Operating Accounts	\$ 127,101
Bank Reserve Account	\$ 28,771
Construction Deposit	\$ 16,011
Accounts Receivable Assessments	\$ 3,118

Motion: Kent Robinson-Unit V moved to approve the October 31, 2009 financial report, reserving any contrary findings of an annual audit. The motion was seconded by Dion Mannen-Unit VII and passed unanimously.

PUBLIC COMMUNICATIONS

No presentations

OLD BUSINESS

a. Newsletter Update – Rosalie Naigle, Unit IV

Rosalie Naigle-Unit IV reported that the date has been extended to December 5, 2009 for the receipt of bios and updated photos for the Council members and alternates for the newsletter. The next newsletter will feature the Council Officers and Alternates. The newsletter will go to the printer on January 10, 2009. Rosalie Naigle-Unit IV also nominated Maxine Tinney-Unit VII as the "Positive Contributor." **Motion:** Dion Mannen-Unit VII moved to approve Maxine Tinney-Unit VII as "Positive Contributor." The motion was seconded by Kent Robinson-Unit V and passed unanimously.

b. Drainage Committee - Dick Tetreault, Unit VII

Dick Tetreault-Unit VII reported there was nothing new to report, since there had been no rain. The discussion of the cost sharing between the Oaks and the Master Association for the annual review and maintenance of the drainage channels was tabled until discussions are held with the Oaks.

c. Web Site – Maxine Tinney, Unit VII

Maxine Tinney-Unit VII reported that both the 1994 and 2005 CC&Rs (as amended) in .pdf files were now on the Web Site in word searchable format. Maxine Tinney-Unit VII will accept any suggestions for additional information needed.

NEW BUSINESS

a. HOAMCO Managers Report – Ruta Norkus

Ruta Norkus reviewed the Management Report dated October 16 through November 11, 2009, as provided in the Council packets, with highlights as noted:

1. A Nikon 130 camera has been purchased for property inspections.
2. The City of Prescott has agreed to install a stop sign on North Equestrian. The Council agreed it should be on North Equestrian and not on Liese Drive. Ruta Norkus will confirm the correct placement of the sign with the City.
3. Ruta Norkus received a quote from Jonny's Landscape for \$695 to cut back brush in areas with line of sight obstructions. Identified where areas of West Lee, Lee Blvd. and Mystic Canyon **Motion:** Russ Parker-Unit III moved to approve the bid by Jonny's Landscape for \$695 to trim back brush at West Lee, Lee Blvd. and Mystic Canyon. The motion was seconded by Scot Lee-Unit IX and passed unanimously.
4. It was suggested that the street shoulder be extended on certain areas of Lee Boulevard to make room for people to walk beside the roadway. The matter will be brought up again when additional dirt to make the necessary fill is available.
5. After investigation by Ruta Norkus and Rosalie Naigle - Unit IV of a homeowner complaint for various issues, a letter of non-compliance regarding the trash cans left out has been written. None of the other complaints from the homeowner included violation of the CC&R's.
6. Ruta Norkus reported that Dick Tetreault-Unit VII attended an open meeting sponsored by the Ecological Reserve Institute, who promote cleaning and clearing of forests. Homeowners were concerned that too many trees would be burned. It was decided that homeowners should contact the Forest Service with their concerns.

7. A discussion was held regarding Compliance inspections and the merits of using a single vehicle vs. multiple vehicles. An email will be sent to the Council one week before the next compliance inspection for those wishing to participate. The next compliance inspection is tentatively scheduled for Wednesday, 1/13, depending on weather.
8. A concern was raised about dead and unusually dense "brush" accumulating on un-built lots. The current CC&Rs address dead trees, but are unclear about dead and dense "brush". Kent Robinson-Unit V will draft a "Use restriction" letter for the Council's approval. This would clarify the existing CC&R(s) and authorize the notification of lot owners in violation of the new restriction. A suggestion was made that homeowners should call the Fire Department if they have concerns about brush accumulation of a neighboring property.
9. Maxine Tinney – Unit VII Alternate, noted that: Prescott Fire Department offers a free chipping service for untied, curb-side removed brush (size restrictions). They also offer, a one time only, crew to do your defensible space cleanup for a cost of \$100. Please contact Prescott Fire Wildland Code Enforcement Officer, Ted Ralston, for information/assessment on these services at 777-1700. When fire season starts there is a longer waiting period to have the work completed because crews may be on fire fighting duties. Also, Officer Ralston will come to property and make an inspection for the defensible space at no charge.

FUTURE AGENDA ITEMS

1. Ruta Norkus reported she had received an invitation from the Marriott Resort that she will forward to the Council as an FYI. It invites homeowners and the Ranch HOA Council to a get-together at the Marriot Resort on December 10, from 5-7 PM. It was decided that this is a matter best handled by the Ranch Social Club, so the email will also be forwarded to Jan Gallo.
2. Concern was expressed over the possible sale of State land bordering the Ranch. The discussion was tabled until the next meeting. In the meantime, Dick Tetreault-Unit VII will make contact with the State on behalf of the Ranch HOA and will report to the Council at the next meeting. Ruta Norkus will research how HOAMCO receives and disseminates information about legislation that may affect our Property Owners.

EXECUTIVE SESSION

A report (The Ranch @ Prescott - #061) showing the status of troubled HOA accounts was distributed and discussed.

ADJOURNMENT

Since there was no further business to come before the Council, Rosalie Naigle adjourned the meeting at 4:35 p.m.

Respectfully submitted,

Dick Tetreault, Secretary / Treasurer