



**The Ranch at Prescott
November 20, 2008
HOA Council Meeting Minutes**

ATTENDANCE

Council Members in attendance were: Kent Robinson – Unit V, Scot Lee – Unit IX, Doug MacArthur – Unit VI, Billie Powell – Unit II, Rosalie Naigle – Unit IV, Russ Parker – Unit III, Maxine Tinney – Alternate Unit VII, and Dick Tetreault – Unit VII. Unable to attend were Joan Petty – Unit I and Henry Lenhart – Unit VII. Five alternate members/homeowners were also in attendance. Also attending was Gaye Morgan, Association Manager, and Judy Connick, Recording Secretary.

CALL TO ORDER

Council Chairman Kent Robinson called the meeting to order at 3:00 p.m. A quorum was established.

APPROVAL OF MINUTES

Mr. Robinson called for a motion to approve the October 23, 2008 meeting minutes. Russ Parker (Unit 3) moved to approve the October 23, 2008 meeting minutes. The motion was seconded by Doug MacArthur (Unit 6). A correction was noted and the minutes were unanimously approved as corrected.

APPROVAL OF FINANCIALS

The Financial Report for the period ending October 31, 2008 was reviewed by the Council. The summary of these Financial Reports are as follows:

October 31, 2008

Community Association Bank (CAB) Operating	\$ 89,418.20
Community Association Bank (CAB) Operating Money Market	\$ 8,227.32
Community Association Bank (CAB) Reserve Money Market	\$ 29,628.59
Heritage-OP CD's	\$ 51,191.08
CAB NV OP CD	\$ 50,908.88
Accounts Receivable, Assessments	\$ 1,840.37

The Chairman called for a motion to approve the October 31, 2008 Financial Report. Rosalie Naigle (Unit 5) moved to approve the October 31, 2008 Financial Report, reserving any

contrary findings of the annual audit. The motion was seconded by Billie Powell (Unit 2) and unanimously approved.

PUBLIC COMMUNICATIONS

The meeting was then opened to comments from non-council members. No Homeowners requested to speak.

FUTURE AGENDA ITEMS

The following future agenda items were suggested, The Ranch Newsletter, the Member Directory, and The Ranch's Firewise program consideration status.

OLD BUSINESS

a. Member Directory

Council Vice Chair Rosalie Naigle reported daily receipt of numerous directory updates from Association members and that this information was still being compiled.

b. City of Prescott Street Maintenance Issues

Council Chairman Kent Robinson advised that the Council was attempting to enlist the City Council's assistance with the Street Maintenance problems. Kent reported that the meeting that he, Scott Lee (Unit 9), Mike Enders (Unit 4) and Rosalie Naigle (Unit 4) were scheduled have Councilwoman Suttles had been delayed to Monday, November 24th. He also advised that they were working on setting up a meeting with the Public Works Department in January to discuss the continuing deterioration of our streets and the lack of road adequate maintenance. Kent advised that the group would keep the Council informed of the results of these meetings.

c. Drainage in Unit II – The Oaks

Council Chair Kent Robinson reported on his review of the status of the drainage pipes located along the roadway in Association Unit II – The Oaks. He advised that in The Ranch common area abuts the roadway and that a wall had been erected that rerouted the stream in this area. This stream collects drainage from about 500 acres of land in The Ranch. He reported that two of the three 72" diameter drainage pipes in this area were completely silted in and he personally felt that The Ranch needed to clear out these pipes to prevent further erosion that is undermining of footers of adjacent retaining walls. It was suggested that an Engineer be hired to explore the cost of a permanent solution to what has been a recurring problem. It was noted that reserve funds could be used for these expenditures. Doug MacArthur (Unit 6) moved to hire an Engineer to inspect the problem and propose a permanent solution to the silting of the drainage ditches in this area. The motion was seconded by Billie Powell (Unit 2) and unanimously approved. The Association Manager Gaye Morgan advised that she would locate an drainage Engineer and report back to the Council at the January meeting.

d. Selection of Audit Firm

The Association Manager Gaye Morgan called the Council's attention to the bids by CPA firms to perform the Association's audit. There were two bids submitted for consideration. After some discussion of the bids, Dick Tetreault (Unit 7) moved to accept the bid from Pearce, Gray & Co. PLC for the Association's audit for fiscal year 2008. The motion was

seconded by Russ Parker (Unit 3) and unanimously approved. Doug MacArthur (Unit 6) then moved to engage Pearce, Gray & Co. PLC to prepare The Ranch's tax return for 2008. The motion was seconded by Russ Parker and unanimously approved.

e. Firewise Volunteers

The Council reviewed an email from an Association member that addressed a concern about Council discussions that might lead to having The Ranch designated as a Firewise Community. It was decided that Kent Robinson would draft a response and forward it to the other Council members for their review.

NEW BUSINESS

a. Policy for Maintenance of Platted Drainage Easements – Review Committee

Association Manager Gaye Morgan suggested that a standing committee be established to oversee the annual review of the maintenance of the platted drainage easements as provided by the Association's Drainage Policy. Russ Parker moved that the Council create a standing Drainage Maintenance Committee. The motion was seconded by Maxine Tinney (Unit 7) and unanimously approved.

b. January 2009 Newsletter

Council Vice Chair Rosalie Naigle reported that the newsletter would be mailed out on approximately January 10, 2009. She requested additional articles for the newsletter and advised that she needed short biographies and pictures from the Council Representatives no later than December 15th.

c. HOAMCO Management Report

Association Manager Gaye Morgan reviewed the Management report as provided in the Council packets.

She reported that the tree trimmings and debris that had reported earlier as having been dumped in the common area was removed. Additionally, several dead trees in the green belt along Lee Blvd. have been cut and removed.

Gaye advised that the 2009 Annual Budget would be mailed with the annual assessment invoices to all the Association members.

Gaye reported that she had requested that Dwayne Donovan, the City's Code Enforcement officer, review the For Sale signs that are placed the City street right-of-way in The Ranch. Mr. Donovan advised he would have an officer complete a drive through. Gaye will follow-up.

ADJOURNMENT

There being no further business to come before the Council the meeting adjourned at 4:55 PM.

Respectfully submitted,

Russell Parker, Secretary