



**The Ranch at Prescott
Homeowners Association
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November 30, 2006
HOA Council Meeting Minutes**

Council Members in attendance were: Phil Alvarado – Unit I, Russ Parker – Unit III, Mike Enders – Unit IV, Jan Gallo - Unit VI, and Dion Mannen - Unit VII-1, Bob Tinney – Unit VII-2, and Scott Lee - Unit IX. Janet Aldridge – Unit II, Kent Robinson – Unit V, were absent. Five non-council/alternate homeowners were in attendance.

Dion Mannen called the meeting to order at 3 PM.

Approval of the October 26, 2006 Meeting Minutes

Dion Mannen requested that a change be made to the October minutes on page 7, (a) Pendergast Letter. Mr. Mannen requested the language include that the letters themselves be attached as exhibits to the minutes.

Dion Mannen called for a motion to approve the minutes of the October 26, 2006 Council Meeting. Russ Parker moved to approve the minutes as changed; Mike Enders seconded the motion. There being no discussion, the minutes were approved. Scott Lee abstained from the vote as he had not had an opportunity to read the minutes because he did not received a meeting package.

Public Communications

Dion Mannen opened the floor to the audience. There were no comments.

Old Business

- a. **HOA Web-site Update – Phil Alvarado**

Phil Alvarado reported he had made the suggested change to the web site moving the agenda and minutes to the top of the page. Russ Parker commented he thought this made the page more user friendly.

b. Management Company Selection Contract

Dion Mannen reported that the proposals had been reviewed. Mike Enders wanted to make sure that requests had been sent to viable management companies in the area. Ms. Naigle reiterated that the requests had been sent but only two proposals were submitted; one from HOAMCO and one from the management company in Phoenix and that the Phoenix company was not offering comparable services to those of HOAMCO.

Dion Mannen called for a motion extending the HOAMCO contract for one year. Russ Parker moved to extend the contract; Bob Tinney seconded the motion, and it was carried unanimously.

Bob Tinney extended the Council's gratitude for an excellent job by Rosalie Naigle and Dick Tetreault for their work on the committee.

Bob Balzano thanked the Council for performing such a thorough review. Judy Smeltzer thanked the Council on behalf of HOAMCO for the opportunity to serve The Ranch at Prescott for another year.

c. 2007 Budget Status – Bob Tinney

Bob Tinney extended his thanks to Rosalie Naigle and Dick Tetreault for all of the hard work and time extended on the budget committee.

Although there has been some controversy over the amount of money budgeted for the newsletter, Mr. Tinney stated he felt it was absolutely imperative that money be budgeted for a newsletter to be distributed quarterly as communication with the owners are paramount. The remainder of Mr. Tinney's comments on the newsletter will be addressed in that portion of the agenda.

New Business

a. Manager's Report – Bob Balzano

Bob Balzano presented the Manager's report.

There are currently 924 owners in The Ranch. The 2007 budget was approved at the October, 2006 Council Meeting. The Annual Assessments will remain at \$125.00 for each lot.

As requested at the October Council meeting, samples of rental property Restrictions used by other Associations were provided to the Council for review and consideration.

Planned weed abatement and erosion control projects were completed on November 15, 2006.

Assets and Liabilities as of October 31, 2006.

Desert Hills Bank Operating Account	\$ 27,804.70
Desert Hills Bank Operating MM Account	\$103,894.47
Desert Hills Bank Reserve Account	\$ 19,414.59
Accounts Receivable Assessments	\$ 1,875.00

Compliance: Sixteen compliance notices were issued to Lot Owners as a result of property inspections for the month of November, 2006. A total of 484 notices have been issued for 2006 year-to-date.

There will not be a Council meeting for the month of December 2006 and no property inspections will be made in December.

The Architectural Review Committee (ARC) meetings are held the second and fourth Wednesdays of each month. Plan submissions for review are due by noon on the first and third Wednesdays of each month.

d. Bidding for 2007 Weed Abatement – Dion Mannen

Dion Mannen advised that work scope for bidding the 2007 weed abatement contracts included the parameter of clearing five feet back from the curb line on each side of the road. After looking over the common areas to be contracted, it was apparent that some of the property would require more and some less clearing than the five feet specified. Mr. Mannen suggested that the landscape contractor have some discretion in determining the exact area to be cleared of weeds. Russ Parker added that the area be reasonable as to the lot terrain. It was also suggested that the abatement be performed three times per year in the common areas and unimproved lots. Cutting would be dependent upon the weather conditions, but would usually in the April through September period. Bob Balzano stated he had enough input by the Council to have a proposal ready for the Council at the January meeting.

During the discussion of the weed abatement it was brought to the Council's attention by Ms. Barbara Yarrow that her corner lot easement area had been cut without notice to her. Ms. Yarrow proposed that some personal notice should have been given to her prior to the cutting and that she felt the posting

of the minutes on the website was not sufficient notice. Additionally, she did not feel that this area was out of compliance

The Council extended its apology to Mr. and Mrs. Yarrow for any inconvenience. Hopefully, with the new plan of cutting three times a year and now with the use of the newsletter to notify owners of cuttings, this mistake would not occur again.

c. HOA Newsletter Distribution – Phil Alvarado

Phil Alvarado suggested that a quarterly newsletter sent to everyone may not be the right approach. Some people may not want a hard copy of the newsletter since it is published on the website for all members. A lengthy discussion by the Council ensued regarding expenses, timely mailing and the procedure for distributing the newsletter.

Bob Tinney suggested that the first issue of the newsletter be sent to everyone in the Association with a statement noting that, if a Property Owner does not want to receive a hard copy of the newsletter, that Owner should please return the enclosed response card so stating. This way the Council would know who should not receive the hard copy and have a written record of that fact.. It was suggested that the postage on the return card be prepaid to encourage response.

This procedure for determining the distribution of the newsletter hard copy was adopted by the Council.

e. Appointment of a Unit 7 Alternate Council Representative – Phil Alvarado

Phil Alvarado reported to the Council that Henry Lenhart had expressed interest in volunteering for the Alternate Council Representative position on the council for Unit 7. Also, just prior to the Council meeting Charles Babb, Unit 3 and Dick Tetreault Unit 7, expressed interest in volunteering for the open Alternate positions in those Units.

Phil Alvarado moved to table the appointment of the Unit 7 Alternate Council Representative until the Council had more time to consider the recent applicants. Russ Parker seconded the motion. A lengthy discussion ensued. Dion Manner called for a vote and the motion was unanimously carried.

Russ Parker moved to invite the Alternates who had expressed interest in the positions to address the Council at the January, 2007 meeting, providing a 2-3 minutes synopsis of their goals and interests concerning the Ranch. Mike Enders seconded the motion. Discussion ensued. Dion Manner called for a vote and the motion was unanimously carried.

Bob Balzano will invite the three interested persons to the January Council meeting.

e. Rental Property Restrictions – Dion Mannen

Mr. Mannen reported that during the Annual Meeting in September 2006, the subject of rental restrictions was brought up to the Council by a Property Owner. This subject was one that Mr. Mannen had also previously brought to the Council's attention. Mr. Balzano provided the Council with two samples of rental property restrictions adopted by other Homeowners Associations. Mr. Mannen asked that the Council review these examples and be prepared to discuss them at the meeting in January.

The meeting was adjourned at 4:40 p.m.

Respectfully,

Phil Alvarado