



**The Ranch at Prescott
Homeowners Association
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February 22, 2007
HOA Council Meeting Minutes**

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

Dion Mannen called the meeting to order at 3:00 PM. A quorum was established and Mr. Mannen called for a motion to approve the January 25, 2007 meeting minutes. Russ Parker moved to approve the minutes, Billie Powell seconded the motion. There being no further discussion the minutes were unanimously approved.

Public Communications

Dion Mannen opened the floor to public communications from the audience. No one requested to speak at that time.

Old Business

a. HOA Web Site Update – Phil Alvarado

Phil Alvarado reported that reference to the use of Crime Alert Signage was removed from the Crime Alert Program portion of the HOA web site information.

b. Newsletter Update

Bob Tinney reported that Rosalie Naigle, the Council appointed Newsletter Committee Editor and Chairman, had been contacted regarding the proposed newsletter content. Bob Tinney, Mike Enders and Rosalie Naigle met to discuss the publication's and format.

Mike Enders reported that the Committee believed the newsletter should be information driven, focusing on issues relevant to the HOA. This would typically cover items of interest like the fire-wise articles, weed abatement, HOAMCO contacts and information, and Council members contacts. Mike Enders volunteered to be the Council's point person so that Rosalie would have a contact should she require any information or clarification. Additionally, the Council felt the newsletter should be given a final review by the Council Chairman prior to being sent out for printing.

Bob Tinney further reported that the newsletter would be published quarterly and would be mailed within 2 weeks of the end of the quarter. The normal deadline for submittal of articles or information would be the last day of the quarter i.e. March 31st.

c. Neighborhood Spring (garage) Sale

Bonnie Katt reported that the Spring Sale committee was not able to coordinate the proposed event with the date of the City of Prescott trash clean up. Ms. Katt requested the Council to approve the Spring Sale to be held May 12, 2007 from 10:00 AM to 4:00 PM and further submitted a memo outlining the estimated cost for this event.

Dion Mannen indicated that several residents had expressed concerns to him about holding a "garage" sale and he stressed that it was imperative that participants comply with the signage and parking restrictions in the CC & R's. Bonnie Katt indicated that signs would be placed at the entrance to The Ranch and at key intersections and that the signs would be promptly removed shortly after 4:00 PM the day of the sale. She was referred to HOAMCO for assistance with the size and type of signs allowed. She requested approval of the date and expenses submitted. Council members stated that they did not feel that the expenses should be covered by the Association since not all Members will participate in the event. It was suggested that the expenses be divided among the participants only.

After discussion Bob Tinney moved to approve the May 12th Spring Sale providing that the participants conform to the CC & R's and that the expenses be covered by the participants. Russ Parker seconded the motion and it was unanimously approved.

d. Curb Crack Herbicide Spraying and Weed Cutting along road easements

Robert Balzano reported that all 40 miles (20 miles on both sides) of the crack between the curb and road were currently being sprayed by Praying Mantis with a pre-emergent herbicide. He indicated that the job should be completed on Friday, February 23, 2007, or Monday February 26, 2007 at the latest. He stated that a follow-up spraying would be done in the spring with a normal herbicide when and where the weeds not effected by the pre-emergent begin to actively grow.

Mr. Balzano stated that he had contacted the City of Prescott and requested that The Ranch be included in their program when the City seals curb cracks in the fall. City of Prescott Street Department representative, Mr. Brinkley, indicated by email that the City has begun its budget process and he will place this project, street sealing in The Ranch” in his budget request; however, he could not guarantee that it would be funded.

A letter from HOAMCO was presented to the Council for approval to be sent to all Property Owners explaining The Ranch weed abatement program proposed for 2007. Those Owners not participating in the program would be responsible for their own abatement and subject to the compliance process. Kent Robinson moved to approve the letter as drafted. Russ Parker seconded the motion and it was unanimously carried.

e. Rental Property Discussion

Dion Mannen opened the discussion by suggesting that, based on the discussion of the property rental issues at the January Council meeting, it may be more expedient to require those homeowners who desire to rent their property to notify HOAMCO of the current address and contact information for both the owner and renter and that the owner be required to post a cash deposit to cover possible CC&R compliance related fines that may be incurred by a renter.

Mike Enders inquired as to the legality of requiring a cash deposit. After some discussion by the Council it was decided that HOAMCO would inquire into the legality of the HOA requiring the cash deposit. HOAMCO will draft an Additional Use Restriction and Rule for rental property registration. If the Council requested legal opinion is favorable to requiring a cash deposit, that requirement will be included in the draft and submitted to the Council's attorney for review.

f. Proposed CC & R Amendment – Staggered Council Terms

In the absence of Scott Lee, discussion of the proposed amendment was tabled until the next council meeting.

New Business

a. Manager's Report

Bob Balzano summarized the Manager's report provided in the Council's information package.

In response to a question from Council, Bob advised the 2007 budget was completed and distributed to all Property Owners in December 2006. He also indicated that during the past month Owners inquiries have been light and have averaged 6 telephone calls and 5 e-mails per day primarily for questions related to association rules and CC&R compliance issues. Architectural Committee inquiries average 4 per day. Compliance notices were mailed to 5 owners as a result of the property inspection on February 13, 2007.

Association Assets and Liabilities as of January 31, 2007 are:

Desert Hills Bank Operating Account	\$106,088.12
Desert Hills Bank Operating MM Account	104,747.87
Desert Hills Bank Reserve Account	24,311.98
Accounts Receivable for Assessments	12,848.21

Bob noted that he expected the accounts receivables for assessments to be significantly reduced in February as late payments from the December 2006 billings continue to be received.

b. Drainage Ditch between lots 422 & 423

Bob Balzano reported that he contacted the City of Prescott regarding a problem with the drainage ditch between lots 422 & 423. Bob Faxton from the City did inspect the site and advised that the problem was outside the City's easement and not a City responsibility. He did advise that the problem was one of a build up of silt in the culvert flow discharge area and debris in the pipe. Mr. Balzano received a \$695 bid from Jonny's Tree Service to correct the problem. He requested Council approve the expenditure. Kent Robinson moved to approve the proposal. Russ Parker seconded the motion. At this time a discussion ensued. Janet Aldridge stated that there was a similar problem in The Oaks at Barcelona Way, and another such problem may exist at Mystic Canyon. After further discussion, Mike Enders requested this item be tabled until Jonny's Tree Service had an opportunity to look at these additional problem areas. It was concluded that it would be less expensive to address all of the problem areas at the same time.

Kent Robinson moved to withdraw his motion and table this matter until the next meeting. Billie Powell seconded the motion and it was unanimously carried.

Dion Mannen then advised the Council and audience that this was Bob Balzano's last meeting as he was leaving HOAMCO. Mr. Mannen and the Council expressed their appreciation for the work performed by Mr. Balzano.

Dion Mannen then introduced Gaye Morgan, the new Community Association Manager for The Ranch at Prescott.

There being no further business before the council Bob Tinney moved to adjourn the meeting. Billie Powell seconded the motion and it was unanimously approved. The meeting was adjourned at 4:28 PM.

Respectfully submitted,

Phil Alvarado, Secretary