



**The Ranch at Prescott
Homeowners Association
P.O. Box 10000
Prescott, AZ 86304
(928) 776-4479
(928) 776-0050 (Fax)**

**February 23, 2006
Meeting Minutes**

Council Members in attendance were: Phil Alvarado – Unit I, Billie Powell – Unit II, Russell Parker - Unit III, Mike Enders – Unit IV, Ron Knudsen - Unit VI, Dion Mannen - Unit VII-1, and Scott Lee - Unit IX. Units V and VII-2 were not represented. Approximately 15 homeowners were in attendance.

Dion Mannen, Vice President, called the meeting to order at 3:00 p.m. A quorum was established.

Dion Mannen called for a motion to approve the minutes of the Special Meeting of February 13, 2006. Russ Parker moved to approve the minutes; Phil Alvarado seconded the motion and it unanimously carried.

Open Forum:

Mr. Mannen provided an update to a meeting with David Brinkley of the City of Prescott Street Department. Scott Lee, Mr. Mannen and Mr. Brinkley meet today (2/23/06) and toured the development with regard to items considered to be a safety or health issue. Scott Lee advised that the City will be providing a “report card” addressing each street and provide a time line for completion. Mr. Lee further stated that anything considered to be a health or safety issue would be completed within 45 days.

Joe Pendergast addressed the council from the floor regarding the status of the ownership of property by Scott Lee in The Ranch and his right to represent Unit IX. Scott Lee stated that he does own property in Mystic Heights. This issue was originally brought up to the council in the January 26, 2006 Council meeting.

Deborah Balzano was to research the ownership issue and report back to the council. Judy Smeltzer assured the council that upon Deborah's return she would provide the council with a report on this matter. This matter was tabled until the March 23, 2006 Council meeting.

Old Business:

HOA Directory Progress Report

The council discussed several issues regarding the directory, i.e., one copy being provided to all HOA members free of charge, whether those members not living in The Ranch should be required to request a copy before mailing, costs of mailing, and procedures for notification that the directory is available. This matter was tabled until Ray Loomer, Chairman of the committee could be present and make a recommendation to the council.

HOA Web-site Development Progress Report

Phil Alvarado reported that the web site is almost completed. It can be accessed at "ranchatprescotthoa.com" or "ranchatprescotthoa.org". The CC&R's have not been loaded onto the website, but the page is up and accessible.

Judy Smeltzer suggested that an announcement be sent to all members with the next regular HOA mailing.

New Business

Manager's Report

Judy Smeltzer presented the management report. A copy is attached to these minutes.

Ms. Smeltzer provided the financial report ending January 31, 2006 as follows:

Desert Hills Operating Account:	\$ 92,977.48
Desert Hills Operating MM	\$101,466.11
Construction Bond MM	\$ 15,088.98
Tennis Group MM	\$ 4,031.25

Ms. Smeltzer also reported that as of this meeting the outstanding assessments had dropped from \$15,250.00 to \$8,875.00.

Educational Program Relating to Fire Safety

A discussion was held on the benefits of holding an educational class regarding actions that homeowners can take to help reduce the fire danger to their respective properties.

Russ Parker and Phil Alvarado offered to send out emails to their respective email lists to find out who would be interested in attending.

Ms. Naigle offered to contact Yavapai College to see if it is planning on holding any seminars on the subject and will then contact HOAMCO. Judy Smeltzer offered to work with Ms. Naigle in organizing a class and suggested that HOAMCO might be able to arrange a program for all of its communities.

Maintenance Service Agreement with Common Ground

A proposal for the maintenance of the trail system and common areas in The Ranch was presented by Common Ground for review. The following work would be performed:

- Clean the native areas of dead plant material
- Take down dead trees, haul off the branches and leave the trunks for native look
- Haul and dump debris off site.

The cost for these services would be cost plus 10% not to exceed \$2,000.00. Discussion was held. Scott Lee moved to approve the proposal. Phil Alvarado seconded the motion and it was unanimously carried.

There being no further business to discuss, Scott Lee moved that the meeting be adjourned. Phil Alvarado seconded the motion and it was unanimously carried.

The meeting was adjourned at 4.00 p.m.

Respectfully submitted,

Phil Alvarado
Secretary