



**The Ranch at Prescott  
February 26, 2009  
HOA Council Meeting Minutes**

**ATTENDANCE**

Council members in attendance were: Joan Petty-Unit I, Billie Powell-Unit II, Russ Parker-Unit III, Rosalie Naigle-Unit IV (Vice-Chairman), Kent Robinson-Unit V (Chairman), Doug MacArthur-Unit VI, Dick Tetreault-Unit VII, Hank Lenhart-Unit VII, and Scott Lee-Unit IX. Alternate Council Members in attendance included Dion Mannen, Vinny Clark, Maxine Tinney, Mike Enders, and Bud Brown. Also attending was Gaye Morgan, Association Manager and Donna Forster, 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 January 22, 2009 meeting minutes. **Motion:** Doug MacArthur (Unit VI) moved to approve the January 22, 2009 minutes. The motion was seconded by Russ Parker (Unit III). A correction was noted to page 3 of the minutes, under New Business, a. "Russell Parker motioned to replenish..." Should have been "Russell Parker moved to replenish...". The minutes were approved unanimously as corrected.

**APPROVAL OF FINANCIALS**

The Financial Report for the period ending January 31, 2009 was reviewed by the Council.

January 31, 2009

Operating Account CAB	\$ 183,721
CD Account (Operating)	\$ 102,683
Bank Reserve Account	\$ 29,736
Construction Deposit	\$ 15,043
Accounts Receivable Assessments	\$ 10,064

The Chairman called for a motion to approve the January 31, 2009 Financial Report. **Motion:** Rosalie Naigle (Unit IV) moved to approve the report, reserving any contrary findings of the annual audit. The motion was seconded by Hank Lenhart (Unit VII) and passed unanimously.

## **PUBLIC COMMUNICATIONS**

### **a. Recognition of former Chairmen of the Council, Dion Mannen and Michael Allen Peters.**

Chairman Robinson presented plaques to Dion Mannen and Michael Peters in recognition of outstanding service with the Council during their tenure as Chairman of the Council.

The meeting was opened to comments from members. Dion Mannen commended the developer on the donation of the new sculpture at the entrance to The Ranch and suggested that a letter be sent to the developer. **Motion:** Billie Powell moved to send a letter of commendation to the developer for the contribution of the sculpture to The Ranch. Joan Petty seconded the motion, which passed unanimously.

## **OLD BUSINESS**

### **a. Street Maintenance: (Chad McDowell and Tim Legler)**

Chairman Robinson provided some background regarding the drainage and road issues. Included in the hand-out at the Council meeting was a letter dated February 9, 2009 from the City of Prescott from Scott Tkach, City Engineer addressing Pavement Assessment and Preservation of the Roadway System within the Ranch at Prescott. This letter was a result of discussions with the City of Prescott and three representatives. Chad McDowell, Operations Manager, Tim Lakewood, Street Supervisor and George Henderson, Pavement Management, updated the Council on current work, plans for future roadwork, and the condition of roads in The Ranch. Mr. Lenhart (VII) asked if the City got "matching funds" and Tim Legler stated that the City operates off of Highway and Revenue funds and the 1.0% city sales tax. Mr. Robinson stated he understood that the chip sealing was in the proposed City budget for 2010. Chad McDowell confirmed that was the case.

### **b. Drainage Committee- Unit II (Dick Tetreault and Richard Aldridge)**

Council member Tetreault reviewed the drainage issues resulting over the years causing two or the three large conduits under Unit II to be plugged with silt. He then introduced Richard Aldridge from Shephard Wesnitzer, Inc., the engineer hired by the Association to review the drainage issue. Mr. Aldridge reported to the Council on his research and findings as indicated in his report. Mr. Aldridge advised the next step would be to meet with the City officials to find out exactly what permitting and requirements must be met to move forward with the project. **Motion:** After a lengthy discussion, Council member Tetreault moved to proceed with the exploratory meeting with the City officials. Doug MacArthur (Unit VI) seconded the motion and it passed unanimously.

Council Chairman then introduced Melinko Ceklic owner of Lot 428 and 676. Mr. Ceklic addressed the Council regarding the fact that he no longer was able to access his property because the culvert had been removed when the City of Prescott cleaned out the bar ditches to improve the drainage. A discussion ensued regarding the responsibility for the bar ditch maintenance and the City's removal of the culverts. Chairman Robinson advised that the bar ditches were the responsibility of the City of Prescott, that he would clarify with the City of Prescott and send Mr. Ceklic a letter.

**c. Defensible Space**

Council member Lenhart (Unit VII) had nothing new to report at this time.

**d. Newsletter Update**

Rosalie Naigle (Unit IV) requested that the articles for the newsletter be sent in no later than March 15. There will be a story on the 1% sales tax extension, support for Michael Peters for Councilman, contribution of the new sculpture, correspondence for the directory and Ray Loome.

**e. Sunny Cove Island**

Two bids for the renovation of the Sunny Cove Island were presented for Council review. **Motion:** After a brief discussion of the landscaping Doug MacArthur (Unit VI) moved to accept Jonny's Landscape bid. The motion was seconded by Joan Petty (Unit I) and was passed unanimously.

**NEW BUSINESS**

**a. "No Solicitation" Signs**

Joan Petty (Unit I) stated that solicitors leave flyers in the doors and on the driveways of homes, which signals that no one is home when they are not picked up. Title IV of the Prescott City Code governs solicitors. Solicitors are required to register with the City and are given an identification card/permit. The original of this card must be displayed or shown when asked. It was requested that the Association post no solicitors signs at the entrances to The Ranch at Prescott. **Motion:** Joan Petty (Unit I) moved that signs be posted at the entrances to The Ranch at Prescott. Doug MacArthur (Unit VI) seconded the motion, which passed unanimously.

**b. HOAMCO Managers Report**

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

**FUTURE AGENDA ITEMS**

No new items were suggested.

**ADJOURNMENT**

There being no further business to come before the Council the meeting was adjourned at 4:48 p.m.

Respectfully submitted,  
Russell Parker, Secretary