



The Ranch at Prescott
February 28, 2008
HOA Council Meeting Minutes

ATTENDANCE

Council Members in attendance were: Michael Peters – Unit VII, Mike Enders – Unit IV, Kent Robinson – Unit V, Scot Lee – Unit IX, Joan Petty – Unit I, Henry Lenhart – Unit VIIA, Russ Parker – Unit III, Doug MacArthur – VI, Janet Aldridge Alternate Unit II. Unable to attend was: Billie Powell – Unit II. Two alternate members/homeowners were in attendance. Also in attendance were Gaye Morgan, Association Manager and Judy Connick, recording secretary, and Judy Smeltzer, COO for HOAMCO.

CALL TO ORDER

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

APPROVAL OF MINUTES

Mr. Peters called for a motion to approve the January 31, 2008 meeting minutes. Russ Parker moved to approve the minutes and Joan Petty seconded the motion. One correction was noted and there being no further discussion or changes, the minutes were unanimously approved as corrected.

APPROVAL OF FINANCIAL REPORT

The Financial Report ending January 31, 2008 was reviewed by the Council. The summary of this Financial Report is as follows:

Desert Hills Bank Operating	\$25,932.43
Desert Hills Bank Operating Money Market	\$108,014.24
Desert Hills Bank Reserve	\$29,385.22
Community Association Bank (CAB) Operating	\$116,082.51
Accounts Receivable Assessments	\$10,266.05

Michael Peters called for a motion to approve the January 31, 2008 Financial Report. Kent Robinson moved to approve the January 31, 2008 Financial Report, reserving any

contrary findings of the annual audit. The motion was seconded by Mike Enders and unanimously approved.

PUBLIC COMMUNICATIONS

Dion Mannen, Alternate Unit VIIA, indicated that he would like to acknowledge the Realtors who comply with The Ranch's for sale sign policy. In particular he wished to acknowledge Joan Petty and Martha Harris for following the sign policy. He requested that the names of realtors who comply with the sign policy be listed in the newsletter and on the Association's web site.

Future Agenda Items

Doug MacArthur brought to the Council's attention the issue of responsibility for maintenance of the drainage easements in Unit VI. He reported that a note on the recorded Plat Map for Unit VI appeared to indicate that the maintenance of the drainage easements in Unit VI is the responsibility of the Homeowners Association. Scot Lee stated that the intent of the Declarant was that the drainage easements throughout the project are not the responsibility of the Association, but of the Owners. He reported that the note on the plat for Unit VI was unintended and not stated on the plats for other Units. The Council indicated they would review the matter and seek a legal opinion in this matter. Kent Robinson moved that the Association secure an opinion from Carpenter & Hazlewood the Association Attorneys regarding its responsibility and liability in maintenance of the drainage easements in Unit VI. The motion was seconded by Mike Enders and unanimously approved.

Mr. MacArthur also brought to the Council's attention the concerns of a homeowner from Unit VI about the article that appeared in the Courier. This article reported that the Prescott National Forest is planning to put in 70 new camp sites at Lynx Lake. Mr. MacArthur advised that the homeowner questioned whether the Council is aware of the matter and planning to voice an opinion on this subject. The Council discussed the issue and Mr. MacArthur indicated that he would voice the Council's response to the homeowner.

OLD BUSINESS

a. Revised For Sale Sign Law

Joan Petty presented the Council with revised For Sale Sign Application for review. She directed the Council's attention to the proposed changes she was suggesting that she felt would help clarify the policy. A motion was made by Kent Robinson and seconded by Hank Lenhart to adopt the Real Estate For Sale Sign Policy as presented, including Joan's suggestions. The motion was unanimously approved.

The Association Manager requested approval of a mailing to the Real Estate Agents in the area to inform them of the new policy. Russ Parker moved to approve the mailing and it was seconded by Jan Aldridge and unanimously approved to authorize the mailing. Joan Petty suggested that a copy be sent to the Prescott Area Association of Realtors.

b. Landscape/Weed Maintenance Bid

The Council reviewed two bids for Landscape Maintenance, one from Jonny's Tree and Landscape Service and one from Common Ground. The Council noted that the bid from Jonny's Tree and Landscape Service was lower than the Common Ground bid and that they had used Jonny's last year and were satisfied with his work. A motion was made by Kent Robinson and seconded by Russ Parker to accept the bid from Jonny's Tree and Landscape Service for landscape and weed maintenance. The motion was unanimously approved.

c. Compliance Policy Review

The Council discussed the proposed Compliance Policy outlined by Michael Peters. Mr. Peters advised that the purpose of the changes was to make the compliance policy consistent across the board. He advised that an additional step was added to meet directly with the owners in violation. Several suggestions were made for modifications to the proposed policy by Council Members. The Association Manager advised she would meet with Mr. Peters and they would revise the Compliance Policy based on the comments made by the Council and include the revised policy in the Council's March Council Meeting packet. The matter was tabled for action at the March Council Meeting.

d. Javelina Update

Scot Lee reported on the large herds of javelina seen throughout The Ranch. He advised he had checked with the Forest Service and that they advised that the problem is being exacerbated by residents in The Ranch feeding the javelina. It was also noted that bobcat tracks were seen in The Ranch and that they too are attracted by the numerous javelina. It was stressed that homeowners should not feed the javelina.

NEW BUSINESS

a. HOAMCO Managers Report

Gaye Morgan summarized the Manager's report provided in the Council's information package.

- Praying Mantis is scheduled to apply weed pre-emergent spray to the curb cracks on March 6th & 7th in anticipation of the City of Prescott sealing the curb cracks in March.
- Mile High completed contracted work on the trail and removed the culverts this month.
- Weed Abatement letters will be mailed the last week of February.
- The weeds along the retention pond have been trimmed and the area will be maintained by Jonny's Tree & Landscape as part of the ongoing spring/summer maintenance.

- The \$100,000.00 from the Money Market Account has been used to purchase four Certificates of Deposit (CDs) as directed by the Council at the January 2008 meeting. The CD's are for \$25,000.00 at 3,6,9, and 12 month terms and at expiration the CD's will be rolled over to maintain the laddered accounts. This will be reflected in the February Financial Statement.
- Potential Annual Meeting meeting room locations were reviewed and the Council suggested that the Manager check on for availability and rates at the St. Michaels and Hassayampa Hotels.

b. Newsletter

The Newsletter Editor Rosalie Nagle was unable to attend so the Association Manager forwarded Rosalie's request for suggestions for the feature story for the upcoming Newsletter.

ADJOURNMENT

The next Council meeting will be held Thursday, March 27, 2008 at 3:00 PM at HOAMCO.

There being no further business to come before the council the Council adjourned to executive session at 4:10 p.m.

Respectfully submitted,

Henry Lenhart, Secretary