



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

Council Members in attendance were: Dion Mannen – Unit VII-a, Scot Lee – Unit IX, Alternate Dick Tetreault – Unit VII-b, Kent Robinson – Unit V, Ron Knudsen – Unit VI, Phil Alvarado – Unit I, Mike Enders – Unit IV, Billie Powell – Unit III, and Russ Parker – Unit III. Six Alternate members/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 February 22, 2007 meeting minutes. Scot Lee moved to approve the minutes, Mike Enders 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 on the problem of decreasing service he has been receiving from RSL Solutions, the HOA current website maintenance company. He indicated that it had taken three reminders and almost a week for RSL to post this month Board Meeting agenda. Phil said that RSL wanted the Ranch website to be updated only on a once a month basis rather than the present 2-3 times per month. Phil advised that he

had started looking for another website maintenance company. He has received one bid of \$199.00 per quarter which is \$51.00 per quarter less than they are currently paying to RSL. Phil stated that while solving the problem was not urgent, he would continue to look at other options. Gaye Morgan stated she had contacted another source but had not received a reply.

b. Newsletter Update – Dion Mannen

Dion Mannen advised that Newsletter Committee Editor Rosalie Naigle was in attendance and requested she update the Council on progress with the newsletter. Rosalie reported that the newsletter would be issued quarterly and consist of 4 pages plus any inserts. She indicated the committee's target date to publish would be the 15th of the month following the end of each quarter. It was requested by Board Member Mike Enders that each quarter's financials be included in the newsletter. Association Manager Gaye Morgan indicated that the financial reports are available on the 10th of each month. Rosalie reported that the newsletter mailing would be handled by Sir Speedy at their bulk mailing rate and would be mailed when the Post Office could accommodate the mailing.

c. Rental Property – Dion Mannen

Dion Mannen requested that Alternate Council Member Dick Tetreault report on his research into the means other community associations have used to limit their number of rental properties. As a result of his research, Dick presented the Board with a draft of a proposed Ranch Homeowners Association Additional Rule and Restriction as follows:

Proposed Rule Restricting the Lease and Rental of Homeowner Property

Effective (Date) any homeowner in the Ranch at Prescott must obtain prior Authorization from the governing Council of the Homeowner's Association before Leasing or Renting a residential owner-occupied unit in the Ranch at Prescott. Any residential unit with a lease or rental agreement dated prior to the above date is excepted until the expiration of the existing lease or rental agreement. A specific form with instructions is available from the Association to facilitate the approval process.

A discussion ensued that considered the pros and cons of the Proposed Rule. In particular, the of dealing with incidents of non-compliance was discussed. A suggestion was also made that the word "deposit" be changed to "transfer fee". A motion was made by Phil Alvarado and seconded by Kent Robinson to post the Proposed Rule on the website and at the tennis court and sales office to obtain consideration and input from Association Members. The motion was unanimously approved. A further motion was made by Russ Parker and seconded by Mike Enders to

forward the proposed amendment to the Association's legal council for review and recommendations. This motion received unanimous approval.

d. Staggered Council Terms – Kent Robinson

Kent Robinson had earlier proposed a change in the Association's CC&R's that would enable staggered terms (half of the Council elected each year for two year terms) for Council Members to avoid a situation wherein the membership of Council could completely turn over each year with loss of continuity. Scot Lee had earlier agreed to take this issue up with the Declarant, whose approval would be required along with 67 percent of the Association Membership.

Kent Robinson relinquished the floor to Scot Lee who reported that under the current CC&Rs all Council Members are up for re-election each September and to stagger the Council Member terms would require a change in the CC & R's. He stated that, because of the high degree of interest, involvement and attendance of current Council Members and Alternates, coupled with continuity that HOAMCO as professional association manager provides, the Declarant's position is that a change to staggered Council terms is not necessary. Therefore, the Declarant will not agree to any proposed changes to the CC&Rs. The Declarant felt that it is the professional management company's role to provide the continuity during a board transition. After further discussion, the Council decided to take no action on the issue of staggered Council terms.

e. Drainage Ditch Proposal – Gaye Morgan

Gaye Morgan advised she had inspected the drainage ditch between lots 422 & 423 and expressed a concern with altering the drainage in this area. Council Member Scot Lee indicated that the City of Prescott had a 10 foot easement out from the road and the drainage problem was their responsibility. He noted that that the problem appeared to result from slow water flow causing the buildup of silt in the culverts under the roadway. He advised that enough flow would clean out the problem. He stated that this was a natural stream and if the Association altered the drainage in any way they could create further problems and liability issues if their actions caused damage to neighboring properties or the road. He advised no action, indicating that a heavy rainfall would rectify the problem and that any overflow would be emptied into the street.

Kent Robinson expressed concern for a neighboring homeowner who had experienced damage in the past to the riprap on his property due to an overflow problem. Scot advised that the overflow was from the road and that this was a City of Prescott issue. Kent indicated he would be contacting the affected homeowner to advise them of these findings. The

Council requested that the Association Manager contact the City to further clarify the issue and request inspection of all the drainage ditches in the community.

Alternate Council Member, Janet Aldridge from the Oaks indicated that they had received a bid from Jonny's Tree Service to repair the Barcelona Way drainage issue. She was advised that this Oaks drainage area was approximately 60% filled and that they could wait 1 – 2 years to have the work completed. Gaye Morgan advised that the quote from Jonny's was contingent on the Jonny's doing the work for the other areas in the community and that the bid reflected a lower price because of the sharing of costs for a backhoe rental. Kent Robinson requested the Council assist The Oaks with this expense. After some discussion, Kent suggested that solving this issue is an appropriate use of Association reserve funds which are specifically set aside to address major maintenance needs in the Common Areas.. The Council took the suggestion under advisement.

New Business

a. Manager's Report

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

Weed Abatement in Easements. Gaye reported that the approved Weed Abatement Program letter had been mailed to all Property Owners and that she had received approximately 75 responses Property Owners requesting to participate. She also advised that the majority of the responses were from non-resident Lot Owners. She indicated that Scot Lee would advise Jonny's Tree Service when to do the first cutting.

Financial Status. Association Assets and Liabilities as of February 28, 2007 are:

Desert Hills Bank Operating	\$108,623.92
Desert Hills Bank Operating MM	105,009.02
Desert Hills Bank Reserve	25,286.64
Accounts Receivable Assessments	4,962.50

b. Board Approval of February Financial Reports

Gaye Morgan advised the Council that, although they had not been approving the financials in the past; it was recommended that they make a motion to do so. At this time Phil Alvarado made a motion to approve the February 28,

2007 Financial Report, reserving any contrary findings of the annual audit. The motion was seconded by Kent Robinson, and unanimously approved.

c. Action Log – Kent Robinson

Kent Robinson presented the board with a draft Council Action Log for Council review and comment at the next meeting.

Adjournment

The next Council meeting will be held on April 26, 2007 at 3:00 PM at HOAMCO.

There being no further business before the council Phil Alvarado moved to adjourn the meeting. Ron Knudsen seconded the motion and it was unanimously approved. The meeting adjourned at 4:15 PM.

Respectfully submitted,

Phil Alvarado, Secretary