



**The Ranch at Prescott
Homeowners Association
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**March 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, Ray Loomer (Alternate) - Unit V, Ron Knudsen - Unit VI, Dion Mannen - Unit VII-1, Bob Tinney - Unit VII-2, and Scott Lee - Unit IX. Approximately 15 homeowners were in attendance.

Dion Mannen, Co-Chairman, 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 Meeting of February 23, 2006. Ron Knudson moved to approve the minutes; Mike Enders seconded the motion and it unanimously carried.

Open Forum:

Joe Pendergast addressed the Council regarding the eligibility of Scott Lee to serve on the Council. Mr. Pendergast made a motion that Mr. Lee be removed from the Council. This motion was based on Roberts Rules of Order and Mr. Pendergast's not finding a recorded deed in Mr. Lee's name.

Dion Mannen stated that the Council does not entertain Motions from the floor. Mike Enders stated that not a deed does not need to be recorded to be legal. Judy Smeltzer explained that the HOA was governed by state statutes and the governing documents of the Association not Roberts Rules of Order.

Old Business:

HOA Directory Progress Report

Ray Loomer presented three estimates for copying and assembling the proposed Directory at a cost of \$3.00, \$4.00 and \$3.50 respectively. Mr. Loomer also provided a sample of the survey form to be completed by the HOA members. A lengthy discussion followed.

Russ Parker moved to approve the comb binding format. Phil Alvarado seconded the motion and it was unanimously carried.

Mike Enders moved that the HOA absorb the costs of the Directory providing each member of the HOA with one free copy of the Directory. Further, any lot owner not a resident may request a copy of the Directory be mailed and will be charged for postage and handling, or may pick up a copy at the HOAMCO offices. Additional copies of the Directories will be available to members at a charge of \$5.00 each. Bob Tinney seconded the motion and it was unanimously carried.

Phil Alvarado moved to allocate an amount not to exceed \$4.00 per copy and authorize a total of 600 copies of the Directory be made. Ron Knudsen seconded the motion and it unanimously carried.

The survey form was corrected to show that additional copies of the Directory will cost \$5.00 and will include a deadline date for response. The form was also modified to include the signature of the member submitting the form. Copies of the form will be placed on the website and mailed out to all members. HOAMCO will provide a copy of its data base to the HOA for follow up on members who do not respond to the request.

It was suggested that a copy of the Directory be provided to new residents with the Welcome Package sent out by HOAMCO. No action was taken on this suggestion.

HOA Web-site Update

Phil Alvarado presented an update on The Ranch website. The official opening for the site was March 1, 2006. The costs to develop the site were \$1,079.74 which is a savings of \$1,400.00 over the original estimated costs.

Mr. Alvarado asked that an announcement that the website is up and running be included in the next HOA mailing by HOAMCO.

Phil Alvarado moved to retain the services of RLS Consulting to execute changes and updates to the website. Dion Mannen seconded the motion and it was unanimously carried.

Mr. Alvarado requested that all items to be placed on the web site be submitted to him in writing.

New Business:

HOA Managers Report

Deborah Balzano presented the management report. A copy is attached to these minutes.

Ms. Balzano provided the financial report ending February 28, 2006 as follows:

Desert Hills Bank- Operating	\$ 94,733.21
Desert Hills Bank Operating MM	101,688.70
Desert Hills Reserve	3,856.47
Accounts Receivable Assessments	8,250.00

Ms. Balzano reported that an inquiry was made regarding the ownership and appropriateness of Scott Lee to serve on the HOA Council. A review of the appropriate documents, including a Special Warranty Deed, was reviewed by Justin Scott, Dion Mannen and Ms. Balzano and it was determined that Scott Lee does own property in The Ranch and his service on the Council is appropriate. A written report was not provided to the Council.

HOAMCO will be hosting a free seminar on creating defensible space for all HOA members to be held on April 6, 2006. A mailing will be made shortly. All those interested in attending are being asked to RSVP by March 31, 2006.

Billie Powell brought to the attention of the Council that several homes and driveways in The Oaks need attention. The Oaks is one of the oldest neighborhoods in the Ranch. Discussion was held on whether the HOA was authorized to notify residents of the need for maintenance. HOAMCO will research the CC&R's to determine the guidelines for enforcement and report back to the Council.

Ms. Balzano reported that a resident is leaving a basketball hoop out in violation of the CC&R's. Three letters have been sent requesting correction of the violation. There has been no response. After discussion it was agreed that an "Intent to Fine Letter" will be sent giving the resident one last opportunity to comply.

It was brought to the Council's attention that there was an unapproved link fence on lot 62. Scott Lee will review and report back to the Council.

Additionally, there are approximately 10 trees dead and dying that need to be removed. The resident has been notified but no action taken. Council will send one final notice.

Ms. Balzano reported that there have been many complaints regarding excessive noise at 82 S. Woodridge. Two letters have been sent to the residents requesting a correction of the violation with no response. This has been an ongoing situation. One final letter is to be sent.

Weed Concerns and Trash Removal

Bob Tinney reported that residents have approached him with comments regarding remaining weeds on the edge of the common areas. Mr. Tinney requested that maybe next year the Association could request bids that would include having the weeds cut over the hill or with the terrain.

Mr. Tinney reported that someone had dumped trash on a lot on W. Lee Blvd. Scott Lee outlined the procedures in the past when this happened as follows:

- File a police report
- Contact the owner of the lot
- Upon clean up any information found should be reported to the police.

Mr. Lee stated that dumping is illegal and there is \$1,000.00 fine. Mr. Lee volunteered to take care of the cleanup on this lot once the ground dries out.

Other Business

Mr. Lee volunteered to look into the problem The Oaks is having with water washing dirt and debris onto Barcelona.

Phil Alvarado asked for clarification on who is authorized to submit agenda items for the Council meetings. All agenda items should be presented by a Council member. Owners with issues should contact any Council member.

Adjournment

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

The meeting was adjourned at 5:00 p.m.

Respectfully submitted,

Phil Alvarado
Secretary