



The Ranch at Prescott
March 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), Vinny Clark-Unit V, Doug MacArthur-Unit VI, Dick Tetreault-Unit VII, Hank Lenhart-Unit VII, and Scott Lee-Unit IX. Alternate Council Members in attendance included Maxine Tinney and Mike Enders. Also attending was Gaye Morgan, Association Manager and Donna Forster, Recording Secretary.

CALL TO ORDER

Vice-Chairman Rosalie Naigle called the meeting to order at 3:00 p.m. A quorum was established.

APPROVAL OF MINUTES

Vice-Chairman Rosalie Naigle called for a motion to approve the February 26, 2009 meeting minutes. **Motion:** Doug MacArthur (Unit VI) moved to approve the February 26, 2009 minutes. The motion was seconded by Billie Powell (Unit II). The minutes were approved unanimously.

APPROVAL OF FINANCIALS

The Financial Report for the period ending February 28, 2009 was reviewed by the Council.

Operating Account CAB	\$ 183,923
CD Account (Operating)	\$ 103,270
Bank Reserve Account	\$ 29,767
Construction Deposit	\$ 15,047
Accounts Receivable Assessments	\$ 6,078

Vice-Chairman Rosalie Naigle called for a motion to approve the February 28, 2009 Financial Report. **Motion:** Doug MacArthur (Unit VI) moved to approve the report, reserving any contrary findings of the annual audit. The motion was seconded by Billie Powell (Unit II) and passed unanimously.

PUBLIC COMMUNICATIONS - none

OLD BUSINESS

a. Drainage Committee- Unit II (Dick Tetreault)

Council member Tetreault reviewed the meeting with the City officials Dick Mastin and Greg Toth regarding the drainage issues at Unit II. The project will consist of cleaning out accumulated debris from the channel and installing Reno mattress erosion protection at the culvert inlet and outlets, in addition to several locations along the channel retaining walls. Additionally we will be cleaning out the minor drainage channel in Tract C. **Motion:** After a lengthy discussion, Council member Dick Tetreault moved to proceed the submission as written and send the proposal out to bid. Joan Petty (Unit I) seconded the motion and it passed unanimously.

b. Defensible Space

Council member Lenhart (Unit VII) was unable to meet with the City and, therefore, had nothing new to report at this time. Rosalie Naigle stated that she will attend an April 4, 2009 session on Defensible Space which is being sponsored by the state.

c. Newsletter Update

Rosalie Naigle (Unit IV) requested that Maxine Tinney be copied on any articles for the newsletter and thanked Maxine for all the hard work. The newsletter is ready to go with the exception of the March financial information. As soon as the financial information is provided, the newsletter will then go to the printer.

d. Island Landscape

Doug MacArthur (Unit VI) has identified five bad and five weak cul de sac island areas out of forty seven (47). A discussion ensued regarding the maintenance of the islands. Gaye Morgan will get a ball park figure for the renovation of the five "bad" areas for Council consideration.

A discussion ensued regarding the cutting of grasses at the entrance to Lee Blvd. After discussion **Motion:** Scot Lee (Unit IX) moved to approve the cutting of the grasses. The motion was seconded by Joan Petty (Unit I) and approved unanimously.

NEW BUSINESS

a. HOAMCO Managers Report

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

She stated that the five "No Solicitation" signs are ready and she will oversee the placement and installation at the five access points. There was a discussion regarding the meaning of "these premises". Doug MacArthur suggested changing the wording to: "in this subdivision" on future signs.

Gaye Morgan received a response from Mr. Ceklic (culvert removal issues) and is putting the HOAMCO insurance company "on notice" regarding Mr. Ceklic's threats.

FUTURE AGENDA ITEMS

No new items were suggested.

ADJOURNMENT

There being no further business to come before the Council the meeting, Joan Petty made a motion to adjourn the meeting. The motion was seconded by Billie Powell and the meeting was adjourned at 3:47 p.m.

Respectfully submitted,
Russell Parker, Secretary