



**The Ranch at Prescott
March 27, 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, Henry Lenhart – Unit VIIA, Russ Parker – Unit III, Doug MacArthur – VI, Billie Powell – Unit II, and Joan Petty – Unit I. Three alternate members/homeowners were in attendance. Also in attendance were Gaye Morgan, Association Manager and Judy Connick, recording secretary.

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 February 28, 2008 meeting minutes. Kent Robinson moved to approve the minutes as written; the motion was seconded by Doug MacArthur and unanimously approved.

APPROVAL OF FINANCIAL REPORT

The Financial Report ending February 29, 2008 was reviewed by the Council. The summary of this Financial Report is as follows:

Desert Hills Bank Operating Money Market	\$67.38
Desert Hills Bank Reserve	\$29,404.83
Community Association Bank (CAB) Operating	\$141,452.47
Community Association Bank (CAB) Operating Money Market	\$8,112.53
CAB CD Accounts	\$100,000.00
Accounts Receivable, Assessments	\$7,878.55

Michael Peters called for a motion to approve the February 29, 2008 Financial Report. Mike Enders moved to approve the February 29, 2008 Financial Report, reserving any contrary findings of the annual audit. The motion was seconded by Doug MacArthur and unanimously approved.

PUBLIC COMMUNICATIONS

Homeowner Judy Mannen – Unit VIIA addressed the council regarding the Wildfire Expo being held at the Prescott Courthouse Plaza on Saturday, April 19, 2008 from

10:00 am to 3:00 pm. The event is sponsored by the Prescott Area Wildland/Urban Interface Commission (PAWUIC). Judy advised that volunteers were needed and passed out a flyer for the event. She reported that more information could be obtained on the PAWUIC web site www.regionalinfo-alert.org and encouraged members of The Ranch Homeowner Association to volunteer. Judy also discussed The Ranch becoming a fire-wise community and the Council requested more information regarding this possibility. It was suggested that members contact Jeremy Brinkerhoff of the PAWUIC to set up a presentation for the Council regarding this matter at the April Council Meeting.

Ray Loomer – Unit V Alternate Council Member advised the Council that he had been unable to attend the meetings of late for health reasons, but indicated that he was working on a proposal for the Council on how to proceed with the every two year update of The Ranch directory and hoped to have it to the Council soon.

Future Agenda Items

Council Member Scot Lee distributed a Sign Ordinance Information packet for the Council to review for discussion at the next Council meeting.

A Fire Wise presentation by Jeremy Brinkerhoff, Wildland Code Enforcement Officer, will be made as previously discussed.

OLD BUSINESS

a. Review of Compliance Policy

Chairman Michael Peters presented the Council with the revised Compliance Policy. It was suggested that in paragraph 4 and 5 that the word “HOAMCO” be changed to “Association”. After some discussion and clarification Michael Peters called for a motion to approve the Compliance Policy. Hank Lenhart moved to approve the Compliance Policy Revised as amended. The motion was seconded by Kent Robinson and approved by the Council. Mike Enders abstained.

b. Review of Use Restrictions and Rules

Council Chairman Michael Peters presented the Council with the proposed Use Restrictions and Rules. The Council reviewed the changes to the document and after some discussion Mike Enders moved to approve the Use Restrictions and Rules as presented. The motion was seconded by Russ Parker and unanimously approved.

c. Articles for Quarterly Newsletter

Newsletter Editor Rosalie Naigle was unable to attend for health reason so Council Vice-Chairman Mike Enders advised those present that Rosalie was requesting ideas for articles for the upcoming Newsletter.

It was suggested that the another article be placed in the Newsletter requesting that The Ranch residents not feed the animals due to the prevalence of large herds of javelina observed in The Ranch.

Additional suggestions included the publication of the approved Compliance Policy and Use Restrictions and Rules.

d. Unit VI Drainage Easement

The Council discussed the responsibility for maintenance of drainage easements in Unit VI. The Council felt that it would be wise to have the opinion of legal council in the matter. After some discussion Joan Petty moved to engage the services of Gregory W. Huber, P. C. for analysis of the existing drainage easements and plats. The motion was seconded by Kent Robinson and unanimously approved.

The Council also decided to hire an engineer to review the matter. Joan Petty moved to hire engineer Kelly Wise to review the matter for the Council. The motion was seconded by Russ Parker and unanimously approved.

NEW BUSINESS

a. HOAMCO Managers Report

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

b. Annual Meeting Location

The Council reviewed the options for the Annual meeting location. Russ Parker moved to hold The Ranch Annual Meeting at the Hassayampa Inn on Wednesday, September 17, 2008 at 3:00 PM. The motion was seconded by Billie Powell and unanimously approved.

ADJOURNMENT

The next Council meeting will be held Thursday, April 25, 2008 at 3:00 PM at HOAMCO.

There being no further business to come before the council the Council adjourned to executive session at 4:31 p.m.

Respectfully submitted,

Henry Lenhart, Secretary