



**The Ranch at Prescott  
HOA Council Meeting Minutes  
March 27, 2014**

**ATTENDANCE**

Council Members in attendance were Billie Powell-Unit II, Mike Enders-Unit IV, Will Hansen-Unit VI, and Terry Madeda-Unit IX. Alternate Council Members in attendance were Bill Hopper-Unit III, Rosalie Naigle-Unit IV and Scot Lee-Unit IX. Also attending were Tim Graves, HOAMCO Association Manager and Donna Forster, Minutes Taker. Guests present were Jim Peters and Joan and Bill Preston. Council members absent were Russ Parker-Unit III, Kent Robinson-Unit V and Dick Tetreault-Unit VII.

**CALL TO ORDER/ESTABLISH A QUORUM**

Council Secretary/Treasurer Mike Enders-Unit IV called the meeting to order at 3:04 pm. A quorum was established.

**APPROVAL OF MINUTES**

The January 23, 2014 Meeting Minutes were approved with one correction: h. Entrance Sign, should be changed to "Entrance Monument". **Motion:** Billie Powell-Unit II moved to approve the minutes of January 23, 2014 as corrected. Terry Madeda-Unit IX seconded the motion which passed unanimously.

**APPROVAL OF FINANCIALS**

The Council reviewed the Financial Reports for the periods ending 1/31/14 and 2/28/14. February accounting is summarized as follows:

Operating Account AAFS	\$ 103,727
Metro Bank MM Account (Operating)	\$ 247,016
AAFS Reserve MM Account	\$ 59,655
AAFS Operating MM	\$ 54,305
Construction Deposit MM	\$ 21,500
Accounts Receivable Assessments	\$ 5,475

**Motion:** Scot Lee-Unit IX moved to approve the 1/31/14 and 2/28/14 Financial Reports as presented, subject to audit. The motion was seconded by Billie Powell-Unit II and passed unanimously. The Council discussed setting a limit (monetary threshold) as to when liens should be filed. Tim Graves will present a recommendation to the Council at the next meeting, under New Business on the agenda.

**PUBLIC COMMUNICATIONS:**

Jim Peters, Lot 281, expressed concern regarding the stream/wash that is eroding property between his home and his neighbors, and is in danger of eroding the sewer lines. The erosion is also affecting his driveway, which may partly be in the common area. Jim presented photos of the areas in question. The Council will review the areas and respond to Jim Peters in writing.

In order to accommodate guests Joan and Bill Preston, the Council changed the order of the agenda.

## **NEW BUSINESS**

**a. Architectural Review Committee (ARC) Authority:** Mike Enders-Unit IV read a letter dated 3/27/14 from Council Chair Kent Robinson-Unit V to the Council, subject: Architectural Review Committee Authority. The letter was regarding a letter dated 3/17/14 and its series of attachments from the Prestons regarding decisions of the Architectural Review Committee permit for ongoing improvements at 3125 Rainbow Ridge Drive. As stated in the letter from Kent Robinson-Unit V, "Article 3.1 of the "Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Ranch at Prescott, as Amended on May 13, 2005, makes it very clear that "Authority and standing on behalf of the Architectural Committee and the provisions of this Article 3 in and court of competent jurisdiction shall be vested in the Declarant, so long as Declarant has the right to appoint the Architectural Committee....". Therefore, the Council has no standing to formally consider the points raised by the Preston's letters." Since Mike Enders-Unit IV was involved as a builder in the topic, Mike recused himself as Council Chairman and participant in the discussion, and Will Hansen-Unit VI assumed the seat as Council Chairman. The Prestons expressed their concerns regarding a structure that was built close to their property. Discussions followed regarding homeowners' rights, ARC guidelines and oversight of ARC. The Prestons were requested to put their questions about the ARC in writing to the ARC regarding Mr. Preston's question about who was on the ARC. Mike Enders-Unit IV related he recused himself because he was involved in the building and not because he believed there was any impropriety. At the conclusion of the discussion, Mike Enders-Unit IV resumed his seat as Council Chairman.

## **OLD BUSINESS**

**a. Firewise Contracts:** Tim Graves reported for Dick Tetreault-Unit VII that two contract 50/50 awards were given to the Ranch for Firewise fuel mitigation of the common areas, which will be completed by 3/28/14. Tim will meet with PAWUIC, will submit a request for reimbursement and expects to receive a 50% reimbursement of the funds expended. Mike Enders-Unit IV thanked Scot Lee-Unit IX and Dick Tetreault-Unit VII for their assistance with the Firewise clearing.

**b. Improvement Status:** Mike Enders-Unit IV reported, as a result of SWI's Engineering study of the streets in the Ranch, the Ranch is now included in the City's overall plan of street improvements. This topic will remain on the next agenda for an updated status.

**c. Mystic Heights Entrance Sign Update:** Terry Madeda-Unit IX reported he contacted Morgan Sign Company for the entrance sign at Mystic Heights and will present a proposal at the next meeting.

## **NEW BUSINESS (Continuing)**

**b. AZ State Forestry Crew – Firewise:** Scot Lee-Unit IX reported that Jonny's and Kenco crews did an excellent job of clearing brush while maintaining a sense of remoteness to the existing homes. The committee is looking at future areas to be cleared for Firewise.

**c. Open Garage Doors:** Tim Graves received a complaint about garage doors being left open, however, there is no provision in the CC&Rs for the matter and there have only been two complaints in two years. The Council will take no action at this time.

**d. Lot Maintenance Policy:** Terry Mameda-Unit IX reported it is the responsibility of the owner to prove a tree is not dead (by a report from an arborist), if the Council has advised that the tree should be removed. Terry also discussed the requirement (i) of The Ranch at Prescott Use Restrictions and Rules, revised and adopted by the Governing Council on March 25, 2010 noting that it is the responsibility of lot owners to: 1. Remove dead trees from their property. 2. Cut or remove grass or weeds, throughout their property, that are in excess of 12" high. 3. Cut and remove dead brush and trees that appear dead, throughout their property and/or likely to be a source or act of ignition fuel or fire accelerant to abutting or adjacent property. Tim G. agreed to update compliance letters that are sent to property owners to reflect the above noted requirements. Since this is the beginning of fire season, Tim Graves will put an article in the newsletter to remind homeowners to maintain property and will include the policy on weeds, lot maintenance, etc. It was also suggested that a Chipper Day be held, when the fire department will chip the slash/brush and haul it away. Also mentioned is that the City will be at the Ranch the week of April 28<sup>th</sup> to pick up trash.

**e. Mountain Lion Sightings:** It was noted there have been three sightings of mountain lions in the area. Homeowners are advised to not feed the animals. An article will be included in the next newsletter about the sightings.

## **HOAMCO MANAGERS REPORT**

Tim Graves presented the HOAMCO Monthly Management Report dated January 17, 2014 through March 20, 2014 as provided in the Council packets. Tim also noted the weed abatement letter will be mailed to all HOA members around April 1. The cost for the program will be \$75 (no increase from 2013) and includes up to four (4) cuttings throughout the weed season.

## **FUTURE AGENDA ITEMS**

**a. 2015-2016 Directory:** Rosalie Naigle-Unit IV agreed to do the directory again this year and will include a form for owners to complete in the June newsletter.

**b. Signage at Mystic Heights:** Proposal

**c. Recommendation from Tim Graves on Collections/Liens**

**NEXT COUNCIL MEETING:** May 22, 2014, 3:00 pm at HOAMCO

**ADJOURNMENT: Motion:** Billie Powell-Unit II moved to adjourn the meeting at 4:00 pm. The motion was seconded by Will Hansen-Unit VI and passed unanimously.

Respectfully submitted,

---

Mike Enders, Secretary/Treasurer