



**The Ranch at Prescott
HOA Council Meeting Minutes
March 28, 2013**

ATTENDANCE

Council members in attendance were Dick Tetreault-Unit VII, Mike Enders-Unit IV, Billie Powell-Unit II, Russ Parker-Unit III, Kent Robinson-Unit V, Will Hansen-Unit VI, Maxine Tinney-Unit VII and Scot Lee-Unit IX. Alternate Council Members in attendance were Jim Lundquist-Unit II, Emese Sandor-Unit III and Terry Madeda-Unit IX. Also attending was homeowner George Reynolds, visitor Veronika Sandor, Tim Graves, HOAMCO Association Manager and Donna Forster, Minutes Taker.

CALL TO ORDER/ESTABLISH A QUORUM

Chairman Dick Tetreault-Unit VII called the meeting to order at 3:05 pm. A quorum was established. Dick Tetreault announced a change in the agenda to have the Executive Council meeting held first. The visitors left the room and the Executive meeting began at 3:06. The Executive meeting ended at 3:31 and the regular meeting resumed at 3:34.

APPROVAL OF MINUTES

Motion: Maxine Tinney-Unit VII moved to accept the January 24, 2013 meeting minutes as written. The motion was seconded by Will Hansen-Unit VI and passed unanimously.

APPROVAL OF FINANCIALS

The Council reviewed the Financial Reports for the period ending 2/28/13. February accounting is summarized as follows:

Operating Account AAFS	\$	91,077
Metro Bank MM Account (Operating)	\$	240,655
AAFS Reserve MM Account	\$	41,930
CAB Operating	\$	4,235
CAB Operating MM	\$	54,180
Construction Deposit MM	\$	20,500
Accounts Receivable Assessments	\$	7,455

Motion: Kent Robinson-Unit V moved to approve the 2/28/13 Financial Report as presented, subject to audit. The motion was seconded by Mike Enders-Unit IV and passed unanimously.

PUBLIC COMMUNICATIONS - none

OLD BUSINESS

a. Firewise Update: Dick Tetreault-Unit VII provided an update on the status of becoming a Firewise community and reported there had been a few who had expressed concern over trees being cut down and privacy issues, however, there were no serious objections. The Firewise Plan has been submitted and the assessment phase is next.

NEW BUSINESS

a. Tennis Court Maintenance Request: George Reynolds, a Ranch Tennis Group member, provided a detailed explanation as to why the tennis courts are in need of repair and provided suggestions on how to improve drainage in the area surrounding the courts to help remedy the situation. The Tennis Group has been responsible for maintaining the courts, at no cost to the Association, but water is seeping up from underneath the courts due to the drainage problem and it has been difficult to keep up with the maintenance. Mike Enders-Unit IV suggested three options, the last of which is installing a French drain system to divert the water around the courts. Mike provided a "Drainage Remediation-Cost Estimate" for \$2,759 for the Council's review.

Motion: Kent Robinson-Unit V moved to accept the drainage remediation proposal for a not-to-exceed amount of \$3K. Will Hansen-Unit VI seconded the motion which passed unanimously.

b. Electronic Scanning Project: Dick Tetreault-Unit VII reported he had visited five HOAs to help determine the best method for record/data keeping. Dick suggested creating a committee to study how best to keep track of documents, lot numbers, motions, minutes, etc. Maxine Tinney-Unit VII, Kent Robinson-Unit V and Dick Tetreault-Unit VII volunteered to be on the committee.

c. Enforcement Issues: Maxine Tinney-Unit VII provided a copy of the enforcement policy dated August 25, 2011.

d. Community Association Institute (CAI) Representation/Lobby Efforts Update: Dick Tetreault-Unit VII reported that realtors have a large lobbying, support group; however, HOAs don't seem to have the same support. Tim Graves noted there is a lobbying effort through CAI and that HOAMCO is a member of CAI. The Council questioned the costs involved and was interested in knowing more about the group. Tim Graves will talk to Scott Carpenter and possibly schedule a presentation about CAI.

e. City of Prescott Road Issues Update: Many of the roads in The Ranch are in need of repair. Kent Robinson-Unit V noted it was time to go back to the City Council to develop a relationship and request that work be done on the roads in The Ranch.

f. Legislative Bills Update: Maxine Tinney-Unit VII noted there were 24 HOA related Arizona state bills before the House. Some of the bills have died but eight have moved through the House or Senate. Maxine urged the Council to review the bills on the state website. Thus far, the CC&Rs for The Ranch give the HOA the power over parking on the roadway; however a proposed bill this year gives the City the right to override the HOA's CC&Rs in any new planned community, beginning in 2014.

g. Signage Guidelines/Compliance Policy Review: 1) Tim Graves presented the "Compliance Policy –Revised" for the Council's discussion and review. Tim requested that the Council reconsider sending the Compliance Policy with every letter to the homeowners. The council will review the matter and discuss it at the next meeting. **2)** Maxine Tinney-Unit VII reviewed changes to the "Signage Guidelines and Policy" and noted that the changes do not affect the sign frame rule presented by Tim. The council agreed to review the policy and will discuss it at the next meeting.

h. Signage Frame Rule Waiver: Tim Graves presented the "Sign Frame Waiver" for the Council's consideration. Three changes were suggested: **1)** third paragraph, first line, change "will" to "may". **2)** Delete the line separating "Sign Frame Waiver" from "Sign Frame Rule Waiver". **3)** Last sentence in last paragraph, delete "a White Wooden Sign Post." and insert "an alternate sign/frame post." **Motion:** Kent Robinson-Unit V moved to approve the "Sign Frame Waiver" with the changes as noted. Russ Parker-Unit III seconded the motion which passed unanimously.

i. 2013 Weed Abatement Program: Tim Graves will send out the Weed Abatement Program letters on 3/29/13. A homeowner noticed beer bottles thrown in the brush and suggested it may be the landscapers. Tim Graves will discuss the matter with the landscaping company. Also noticed were small trees growing near the curb of the road and Tim will have the landscapers remove the small trees.

HOAMCO MANAGERS REPORT

Tim Graves presented the HOAMCO Monthly Management Report dated January 25, 2013 through March 21, 2013, as provided in the Council packets.

FUTURE AGENDA ITEMS - none

ADJOURNMENT

Since there was no further business to come before the Council, the meeting was adjourned at 5:05 PM.

Respectfully submitted,

Russ Parker, Secretary/Treasurer