



**The Ranch at Prescott
April 23, 2009
HOA Council Meeting Minutes**

ATTENDANCE

Council members in attendance were: Joan Petty-Unit I, Rosalie Naigle-Unit IV (Vice-Chairman), Kent Robinson-Unit V (Chairman), Doug MacArthur-Unit VI, Dick Tetreault-Unit VII, Hank Lenhart-Unit VII, and Scott Lee-Unit IX. Alternate Council Members in attendance included Bud Brown, Vinny Clarke, Dion Mannen and Maxine Tinney. Also attending was Larry Douglas, Ann Horvach, Gene Twaronite, Gaye Morgan, Association Manager and Donna Forster, Minute Taker.

CALL TO ORDER

Chairman Kent Robinson called the meeting to order at 3:00 p.m. A quorum was established.

APPROVAL OF MINUTES

Chairman Robinson called for a motion to approve the March 26, 2009 meeting minutes. **Motion:** Rosalie Naigle (Unit IV) moved to approve the March 26, 2009 minutes. The motion was seconded by Doug MacArthur (Unit VI). The minutes were approved unanimously.

APPROVAL OF FINANCIALS

The Financial Report for the period ending March 31, 2009 was reviewed by the Council.

Operating Account CAB	\$ 176,831
CD Account (Operating)	\$ 102,956
Bank Reserve Account	\$ 29,799
Construction Deposit	\$ 15,051
Accounts Receivable Assessments	\$ 5,328

Chairman Robinson called for a motion to approve the March 31, 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 Dick Tetreault (Unit VII) and passed unanimously.

PUBLIC COMMUNICATIONS

Vice-Chairman Rosalie Naigle introduced Gene Twaronite, who is a Wildfire Defensible Landscaping Specialist. Mr. Twaronite discussed the classes available for homeowners to learn more about the benefits of natural landscaping. He also stated that Highland Center is going to offer classes in the fall. Mr. Twaronite praised the Mannen property for being a training ground and an excellent example of creating a beautiful defensible space. There were questions as to whether or not the Fire Department would still clear the defensible space from around homes. It was stated that the fire crew would come out one time only. Maxine Tinney stated she had confirmed this with Ted Ralston of the Wildland Division. She also stated that the Prescott Fire Department offers a free chipping service for untied, curb-side removed brush (size restrictions) based on availability of fire crews by contacting Ted Ralston (777-1700) of the Wildland Division. Gaye Morgan also stated that the fire crew has done work on several empty lots in the community this year. The Council thanked Mr. Twaronite for his presentation.

OLD BUSINESS

a. Drainage Committee- Unit II (Dick Tetreault)

Council Representative Tetreault stated that the Committee has not yet received the construction permit for the remediation of the Oaks culverts and that it is still in the review process by the City of Prescott. Mr. Tetreault reported that there are two additional areas the committee needs to review: Lots 281 and 363. Gaye Morgan . Association Manager will coordinate a review of these areas.

b. Defensible Space Update on April 4, 2009 Seminar

Rosalie Naigle (Unit IV) praised the Defensible Space classes that have been provided for the last three years. Mr. Twaronite will inform her when the next class begins.

c. Newsletter Update

The Council thanked and applauded Rosalie Naigle and Maxine Tinney for their work on the Newsletter. Vice-Chairman Naigle stated they had already begun work on the next Newsletter and requested that any articles be sent to her. Gaye Morgan reported that she had received a call from a homeowner, complimenting the Newsletter and also suggesting that more financial information be provided. It was also suggested that a reminder of the available information that can be found on the web page be included. Dion Mannen suggested reminding homeowners about defensible space in every Newsletter.

d. Island Landscape

Doug MacArthur (Unit VI) requested that this item be put on the May agenda. He further stated that a motion was needed to use the funds from the reserve account to pay for this project. **Motion:** Doug MacArthur made a motion to approve the use of funds from the reserve account for the island project. Joan Petty (Unit I) seconded the motion and it passed unanimously.

NEW BUSINESS

HOAMCO Managers Report Association Manager Gaye Morgan reviewed the Management report dated April 16, 2009, as provided in the Council packets. As a result of the discussion regarding the trail, it was suggested that a trail committee might be helpful. Gaye will contact Mrs. Cox, a homeowner who was interested in maintaining the trails, to see if she would be interested in chairing the committee. It was also suggested that a Council member act as a liaison for this committee. **Motion:** Rosalie Naigle (Unit IV) moved that the Board approve a standing committee for common area trails. Joan Petty (Unit I) seconded the motion and it passed unanimously.

There was a further discussion of forming a Block Watch committee and Kent Robinson agreed to put it on the agenda for the next meeting.

Concerns were raised regarding wild animals such as bobcats and javelinas that have been seen in the area. Ann Horvach stated that there was a State law or City ordinance that prohibits people from feeding these animals. Maxine Tinney will research the laws and an article will go into the Newsletter.

FUTURE AGENDA ITEMS

No new items were suggested.

ADJOURNMENT

There being no further business to come before the Council the meeting, Kent Robinson adjourned the meeting at 3:55 p.m.

Respectfully submitted,
Russell Parker, Secretary