



**The Ranch at Prescott
April 24, 2008
HOA Council Meeting Minutes**

ATTENDANCE

Council Members in attendance were: Michael Peters – Unit VII, Mike Enders – Unit IV, Ray Loomer – Alternate Unit V (departed early at 4:05 PM), Scot Lee – Unit IX, Russ Parker – Unit III, Henry Lenhart – Unit VIIA, Doug MacArthur – VI, Janet Aldridge – Alternate Unit II and Joan Petty – Unit I. Unable to attend Billie Powell – Unit II and Kent Robinson – Unit V. Seven alternate members/homeowners were in attendance. Also in attendance were Rosalie Naigle, Alternate Unit IV, 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 March 27, 2008 meeting minutes. Russ Parker 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	\$67.40
Desert Hills Bank Reserve	\$29,422.25
Community Association Bank (CAB) Operating	\$148,927.47
Community Association Bank (CAB) Operating Money Market	\$8,120.48
CAB CD Accounts	\$100,000.00
Accounts Receivable, Assessments	\$5,864.15

Michael Peters called for a motion to approve the March 31, 2008 Financial Report. Doug MacArthur moved to approve the March 31, 2008 Financial Report, reserving any

contrary findings of the annual audit. The motion was seconded by Henry Lenhart and unanimously approved.

PUBLIC COMMUNICATIONS

Council Chairman Michael Peters introduced guest speakers Jeremy Brinkerhoff with the Wildland/Urban Interface Commission, Duane Steinbrink, Wildland Division Chief and Ben Tuttle, from Hidden Valley HOA. The speakers addressed the issue of fire safety; and the steps to be taken to have The Ranch at Prescott designated as a Firewise Community.

FUTURE AGENDA ITEMS

Councilman Mike Enders addressed concerns with the entrance area weeds. He indicated that he would like to see the Council develop a liaison with the City of Prescott and the Mall. The Association Manager Gaye Morgan advised that she was in contact with the City on a monthly basis; addressing the issues of drainage, crack seal and the entrance area weeds. She would get the contact information for the Mall and set up a meeting for the Chairman and Vice Chairman.

The question was raised about spraying the common area trees for scale. It was felt that because the common area was 40 acres it would be too large and expensive an undertaking.

OLD BUSINESS

Councilman Scot Lee reviewed the For Sale sign policy in The Ranch. It was reported that the area Realtors were beginning to sign The Ranch's For Sale Sign Policy and that if a sign was not in compliance the Association Manager would send a letter to the property owner who is ultimately responsible for the signs on their property with a copy to the realtor. A discussion was held regarding the enforcement of sanctions and disciplinary action of Advertising Rule Violations by a Realtor by the State of Arizona Department of Real Estate.

NEW BUSINESS

a. HOAMCO Managers Report

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

ADJOURNMENT

The next council meeting will be held Thursday, May 24, 2008 at 3:00 PM at HOAMCO. There being no further business the Council adjourned to an Executive Council Session at 4:25 PM.

Respectfully submitted

Henry Lenhart, Secretary