



**The Ranch at Prescott  
Homeowners Association**

**Meeting Minutes  
April 27, 2006**

Dion Mannen called the meeting to order at 3:15 P.M. Council members in attendance were Phil Alvarado – Unit 1, Billie Powell, Unit II, Russell Parker, Unit III, Mike Enders, Unit IV, Ray Loomer (Alternate) Unit V, Ron Knudsen, Unit VI, Dion Mannen, Unit VII-1, Bob Tinney, Unit VII-2 and Scott Lee, Unit IX. There were approximately 20 homeowners present.

Phil Alvarado moved to approve the March 23, 2006 meeting minutes with slight amendments. Russ Parker seconded the motion; all were in favor and the motion carried.

**Open Forum:**

Bernie Mathey stated that he had Jeremy Brinkerhoff from the City of Prescott's Fire Department assess his property for fire danger. Jeremy sent a letter to Russ Parker of his findings of the Mathey property. Mr. Mathey checked with Jim Atkinson, a local attorney, about what type of action could be taken against people that don't firewise their property. Mr. Atkinson stated that the Council has the authority to enforce the CC&Rs and suggested using small claims court to enforce the rules.

Charles Babb voiced his concerns of their being only one road out of the Ranch. He also suggested a bench warrant be issued if there is no response from owners taken to small claims court. Mr. Babb then voiced his concern over the mistletoe in the Ranch and how it can kill trees. He further stated that insurance rates could be affected if lots are not defensibly paced. Also mentioned was the fact that by having vacant lots not defensibly spaced puts neighboring properties in danger and can affect sales and re-sales of property. He suggested that when a home is for sale, the sale could be held up until the dead trees and mistletoe is removed from the lot. Dion Mannen suggested that Phil Alvarado post this information on the web-site.

Bill Preston announced that there is going to be a housing ceremony at the fire station on Highway 69 on May 12 at 10:30 to introduce a new fire truck to the community. He asked that Council members attend the ceremony. The Housing Ceremony is a tradition in fire departments, which involves manually pushing the engine into the station 3 times.

Pastor Dan Storvick of the American Lutheran Church will bless the engine. The mayor, members of the City Council and the commanding officers will be attending.

Mr. Preston stated that the residents of Yavapai Hills are preparing a referendum for the November ballot regarding the condition of their streets. There is a meeting scheduled for 5/17/06 to discuss what will be in the referendum.

They are going to request that no additional streets be installed until the current streets are brought into spec.

Dion Mannen stated that Mr. Brinkley from the Streets Department grades the streets on a scale of 1-10 and stated that a grade of 7-10 is acceptable while 0-7 is unacceptable and those streets would be repaired sooner. The sewer caps in the Ranch have been identified as needed repair. The estimate to repair all City streets is \$350 million.

Ray Waguespack stated that the owners of lot 314 & 316 have not responded to the letters sent requesting they cut their weeds. Deborah Balzano replied that she would send a more forceful letter via certified mail.

Ray Loomer provided an update on the directory. He is going to collect the information from HOAMCO and input it into a database.

Phil Alvarado provided an update on the web-site. There have been 230 visits to date. Phil stated that he posted the evacuation plan on the site. Discussion was held regarding posting of minutes. Deborah Balzano stated that Phil could post the "Draft" minutes then post them again once approved by the Council.

The landscaping proposal from Common Ground was discussed. It was agreed at a previous Board meeting that Common Ground would work on the common areas for a fee not to exceed \$2,000. If Common Ground needs additional funds, the Council approved a 10% fee or \$200.

Mr. Pendergast questioned the validity of Scot Lee representing Unit IX. He stated as of the following week there was no deed filed with the County. Dion Mannen stated that the Council has made their final decision and Scot is valid in representing the phase in which he owns property. Rosalie Nagle stated this issue is a personal vendetta and the Council should move on to attend business.

Dr. Aldrich of the Oaks stated that he had a paint contractor survey the homes in the Oaks and list those that required painting and driveway repairs. A price was provided for the 29 lots. He will write a letter with an invoice stating that if owners don't make the repairs a fine can be imposed by the Ranch or the Oaks.

Deborah Balzano provided the Management Report. The most violations in the Ranch are trash receptacles in view of neighboring properties and lots that are overgrown. Deborah requested Phil Alvarado post a reminder about storing trash receptacles out of sight on the web-site.

Deborah provided the Council with the financials for the period ending 3/31/06.

Desert Hills Bank- Operating	\$ 94,002.87
Desert Hills Bank Operating MM	101,959.69

Desert Hills Reserve	5,789.35
Accounts Receivable (Assessments)	5,784.68

Deborah then presented the fine schedule to the Council. Russell Parker moved to approve the fine schedule with Deborah amending it to read that the owner will be notified via certified mail and totaling the amounts of the fines as they are added. The motion was seconded; all were in favor and the motion carried. Judy Smeltzer clarified that this fine schedule will be in addition to the fine schedule adopted by the Council in October 2006 regarding to dead tree and weed abatement.

Ray Waguespack questioned if fines could be accelerated when lots are contributing to a dangerous situation for improved lots. Eight Council members voted in favor of accelerating the fine schedule. Ray Loomer was opposed.

Bob Tinney requested HOAMCO provide state law for imposing fines.

Phil Alvarado suggested posting contact numbers on the web site.

Deborah will obtain specifications for defensible space on vacant lots from Jeremy Brinkerhoff.

It was reported that Joan Preston contacted Walmart and finally had them move the dirt. Flo Reynolds contacted Westcor and had them cut the weeds. They were unaware that it was their responsibility. The Council thanked both homeowners for their assistance.

The Council reviewed the guidelines for speaking at the Council meetings. It was suggested removing the sentence "at Council meetings only items on the printed agenda will be discussed." Further it was suggested that unit members may request the placement of a matter on the agenda by submitting a written request to a Council member. Speakers are asked to limit their remarks to 2-3 minutes unless the time limit is waived by a majority of the Council members.

Discussion was held regarding who the owners should contact to place an item on the agenda. It was suggested they contact a Council member because some items can be answered directly and wouldn't require being an agenda item.

Phil Alvarado moved to include this document on the backside of every agenda. Dion Mannen seconded the motion; all were in favor and the motion carried. Deborah will send the revised document to Phil Alvarado for posting on the website.

Phil Alvarado nominated Henry Lenhardt to be the alternate representative for Unit 7-A. Mike Enders suggested Mr. Lenhardt complete the candidate information sheet. Deborah Balzano will provide Mr. Lenhardt with a copy. This will be an agenda item for the next Council meeting.

Discussion was held regarding changing the meeting date of the next meeting. It was agreed that the meeting would be changed to the May 18<sup>th</sup> at 3:00 at HOAMCO.

Phil Alvarado moved to adjourn the meeting. Bob Tinney seconded the motion; all were in favor and the motion carried. The meeting adjourned at 5:05 p.m.

Respectfully submitted,

Phil Alvarado  
Secretary