



**The Ranch at Prescott
Homeowners Association
P.O. Box 10000
Prescott, AZ 86304
(928) 776-4479
(928) 776-0050 (Fax)**

**May 18, 2006
HOA Council Meeting Minutes**

Council Members in attendance were: Phil Alvarado – Unit I, Jan Aldridge – Unit II, Mike Enders – Unit IV, Kent Robinson – Unit V, Ron Knudsen - Unit VI, Dion Mannen - Unit VII-1, and Scott Lee - Unit IX. Units III, and VII-2 were not represented. Approximately 4 non-council/alternate homeowners were in attendance.

Prior to calling the meeting to order, Kent Robinson announced that Deborah Balzano had resigned HOAMCO and introduced Judy Smeltzer, Vice President of HOAMCO. Judy in turn introduced Bob Balzano as the new Community Manager for the Community stating that Mr. Balzano was the most experienced manager at HOAMCO. Mr. Balzano gave a brief summary of his background.

Kent Robinson called the meeting to order at 3:10 p.m. A quorum was established.

Kent Robinson called for a motion to approve the minutes of the Meeting of April 27, 2006. Mike Enders moved to approve the minutes; Dion Mannen seconded the motion and it unanimously carried.

Open Forum:

Bob Crouch made a statement acknowledging the hard work Phil Alvarado has put in on behalf of the Community and the web page. Mr. Crouch also suggested

that the issues on safety and enforcement be separated so that they become clearer to the members of the Community.

A homeowner in Rainbow Ridge, asked that some action be taken with regard to the lots surround his as they need to be cleared of the dead weeds. Bob Balzano will be addressing these issues with the owners.

Phil Alvarado made the following motion:

I move that the Ranch at Prescott HOA Council grant a vote of appreciation to Dion Mannen for his excellent service as interim HOA Council President during the lengthy absence of Kent Robinson, out regular HOA President and to Deborah Balzano, the HOAMCO Property Manager for the Ranch at Prescott for her diligence and untiring efforts during the early stages of the HOA.

The Motion was seconded by Bob Tinney and carried unanimously by applause. Phil Alvarado made a Motion to table Item 5 on the agenda, Approval of New Alternate Council Member for Unit 7A, and pending further consideration of by the Council as a review of the governing documents of the Association revealed that they were silent on the appointment and/or election of an alternate council member. Dion Mannen seconded the motion. After discussion the motion was carried unanimously.

Old Business:

HOA Directory Progress Report

Ray Loomer presented an update on the Association directory stating that the forms had been mailed and thus far he had received 270 names for the directory and 35 requests from lot owners wanting a copy of the directory. Mr. Loomer stated there was some reluctance by owners to list their email addresses and he had approximately 40 follow up calls to make for clarification of addresses, etc. Mr. Loomer asked for a volunteer to help with proof reading and Rosalie Naigle volunteered to assist.

HOA Web-site Update

Phil Alvarado presented an update on The Ranch website. The draft council meeting minutes are now being posted to the site. Once the final meeting minutes are approved, they are then posted and the draft minutes are removed. Additionally, the lot numbers within the Units have been added to the website.

Mr. Alvarado also requested a copy of the Mystic Heights plat map for posting to the web site. The daily hits on the web site are averaging between 6 and 8.

Common Ground Clean Up

Bob Balzano reported that Common Ground would begin the clean up of the Common Area in about a week. It will also be cleaning up around the Monument Signs.

It was brought to the Council's attention that the weeds are now coming up between the asphalt and driveways in many of the areas. Mr. Balzano will talk with Matt of Common Ground and have these areas sprayed while they are out doing the clean up.

Phil Alvarado stated he would like to take pictures of Common Ground working and requested that Mr. Balzano remind Matt to call him when they plan to be out.

Road Condition Report

Dion Mannen received a copy of the "report card" prepared by David Brinkley of the City of Prescott regarding the conditions of the road in The Ranch at Prescott. A copy was provided to the Council and audience.

According to the report the City considers the roads in The Ranch at Prescott to be in pretty good condition. Anything falling below a "7" on the scale of 1 to 10 is considered to be in need of attention.

There were a few areas such as the manhole covers on Rainbow Ridge that the City felt were safety issues. Dion Mannen will follow up with Mr. Brinkley on these areas to see when they will be repaired.

Discussion ensued on the damage to the roads as a result of the construction equipment and trucks in the community. Scot Lee suggested that any damage be reported to the contactor and/or the City. In the past, the City has held the contractor responsible for repairs.

Mr. Mannen suggested that the members of the association get in touch with the Prescott City Council and let it be known that the attention to the roads in The Ranch of Prescott is an important issue to them. The Council will be working on the 2007 budget and it is important they know this is an important item. Kent Robinson and Dion Mannen will be meeting with MaryAnn Suttles next week.

New Business:

HOA Managers Report

Bob Balzano presented the management report. A copy is attached to these minutes. Summer is the peak season for the Association. Phone calls which average 80 to 100 calls a month could increase as much as 50% during the summer. Mr. Balzano asks that email be used as much as possible.

Mr. Balzano provided the financial report ending April 30, 2006 as follows:

Desert Hills Bank- Operating	\$ 88,173.22
Desert Hills Bank Operating MM	\$102,203.72
Desert Hills Reserve	\$ 7,724.68
Accounts Receivable Assessments	\$ 2,625.00

Discussion of Use Restrictions and Rules.

Mr. Balzano reviewed several proposed new restrictions and rules to work in conjunction with the CC&R's for the Council's review and approval. These included Holiday Decorations; Lawn and Roof Ornaments; Maintenance and Repair of properties; Drying of Clothes; Window Treatments Solar Energy and Air Conditioning; Outside Storage; Flagpoles; Garages; Nuisances; Auto Maintenance. These issues will be reviewed by the Council and Manager to ensure consistency with the CC&R's prior to any action.

Master Association Responsibilities to the Oaks

Mr. Balzano explained that The Ranch at Prescott is the Master Association and The Oaks is a sub-association thereof. The Oaks is subject to the Rules and Restrictions adopted by the Master Association.

Other Business

Ms. Aldridge revisited the issue of the run off of water from Barcelona covering the cul-de-sac. Scot Lee advised this is not a developer issue as runoff is non-concentrated water and is running through privately owned property.

Kent Robinson reminded the Council that the next budget needed to be completed prior to the annual meeting. Bob Tinney, Treasurer, volunteered to act as chairperson of a budget committee. A preliminary budget should be completed by September, 2006.

Adjournment

There being no further business to discuss, Mike Enders moved that the meeting be adjourned. Scott Lee seconded the motion and it was unanimously carried.

The meeting was adjourned at 4:40 p.m.

Respectfully submitted,

Phil Alvarado
Secretary