



**The Ranch at Prescott
May 22, 2008
HOA Council Meeting Minutes**

ATTENDANCE

Council Members in attendance were: Michael Peters – Unit VII, Mike Enders – Unit IV, Kent Robinson – Unit V, Scot Lee – Unit IX, Russ Parker – Unit III, Henry Lenhart – Unit VIIA, Chris Brown – Alternate 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, Tammy Pasco set in for Gaye Morgan, Association Manager who arrived late, 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 April 24, 2008 regular meeting minutes and the executive meeting minutes through April 24, 2008. Kent Robinson moved to approve both the regular and the executive meeting minutes as written; the motion was seconded by Henry Lenhart and unanimously approved.

APPROVAL OF FINANCIAL REPORT

The Financial Report ending April 30, 2008 was reviewed by the Council. The summary of this Financial Report is as follows:

Community Association Bank (CAB) Operating	\$148,342.07
Community Association Bank (CAB) Reserve Money Market	\$8,193.54
CAB Operating CD Accounts	\$100,000.00
Accounts Receivable, Assessments	\$5,864.15

Mr. Peters called for a motion to approve the April 30, 2008 Financial Report. Joan Petty moved to approve the April 30, 2008 Financial Report, reserving any contrary findings of the annual audit. The motion was seconded by Mike Enders and unanimously approved.

PUBLIC COMMUNICATIONS

The meeting was then opened to comments for comments from non-council members. No comments were made.

FUTURE AGENDA ITEMS

It was suggested that the Newsletter be added to the next meetings agenda for discussion.

Joan Petty suggested that the Council review the possibility of requests by homeowners to begin harvesting gray water and or rain water and the subsequent need for the installation of a 2,500 to 3,000 gallon storage tank. Joan suggested that the issue be addressed in the next newsletter. It was mentioned that there may be concerns from an ARC standpoint, and that the Council should develop a policy before the September newsletter is published. Joan will research the issue and prepare an article for the council's review.

OLD BUSINESS

a. Firewise Community

Hank Lenhart informed the Council of his research into The Ranch becoming a Firewise community. He advised that the most important issue would be for the community to work together and to function as a unit. Hank stated that he would need community support and recommended that an article be put in the newsletter and, if need be, a special mailing be sent to all property owners possibly as an insert in the newsletter. It was suggested that a committee be formed with Hank serving as the Council's liaison and Chair until additional committee members are found. Mike Peters indicated that he would work with Hank in preparation of the flyer for the newsletter.

b. City of Prescott Curb Crack Sealing & Meeting with City

Michael Peters advised that he would be meeting with the City on Friday, May 23, 2008 to discuss the delay by the City in doing the curb crack sealing and other issues concerning The Ranch. He will be joined by Mike Enders and Association Manager Gaye Morgan.

NEW BUSINESS

a. Committee for Bid Review

The Council discussed the need to form a committee to review bids for maintenance and repairs in The Ranch. It was agreed that the committee was needed and that Scot Lee, Mike Enders and Michael Peters would serve on the committee.

b. Management Report

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

ADJOURNMENT

The next council meeting will be held Thursday, June 26, 2008 at 3:00 PM at the following location: 281 Softwind Circle, Prescott AZ 86303.

There being no further business the Council adjourned to an Executive Council Session at 4:05 PM.

Respectfully submitted

Henry Lenhart, Secretary