



**The Ranch at Prescott
HOA Council Meeting Minutes
May 22, 2014**

ATTENDANCE

Council Members in attendance were Clark Moskop-Unit I, Russ Parker-Unit III, Mike Enders-Unit IV, Kent Robinson-Unit V, Will Hansen-Unit VI, Dick Tetreault-Unit VII and Terry Madeda-Unit IX. Alternate Council Members in attendance were Jim Lundquist-Unit II and Rosalie Naigle-Unit IV. Also attending were Tim Graves, HOAMCO Association Manager and Donna Forster, Minutes Taker. Guests present were Barbara Robinson and Bonnie Rowsell. Council member absent was Billie Powell-Unit II.

CALL TO ORDER/ESTABLISH A QUORUM

Council Chairman Kent Robinson-Unit V called the meeting to order at 3:00 pm. A quorum was established.

APPROVAL OF MINUTES

The March 27, 2014 Meeting Minutes were approved as presented. **Motion:** Dick Tetreault-Unit VII moved to approve the minutes of March 27, 2014. The motion was seconded by Will Hansen-Unit VI and passed unanimously.

APPROVAL OF FINANCIALS

The Council reviewed the Financial Reports for the periods ending 3/31/14 and 4/30/14. Also reviewed was the 2013 Summary Year End Statement. April accounting is summarized as follows:

Operating Account AAFS	\$ 93,789
Metro Bank MM Account (Operating)	\$ 242,198
AAFS Reserve MM Account	\$ 34,388
AAFS Operating MM	\$ 54,327
Construction Deposit MM	\$ 25,000
Accounts Receivable Assessments	\$ 3,850

Motion: Mike Enders-Unit IV moved to approve the 3/31/14 and 4/30/14 Financial Reports as presented, subject to audit. The motion was seconded by Terry Madeda-Unit IX and passed unanimously. **Motion:** Mike Enders-Unit IV moved to approve the 2013 Summary Year End Statement, subject to audit. The motion was seconded by Clark Moskop-Unit I and passed unanimously.

PUBLIC COMMUNICATIONS:

1. Bonnie Rowsell expressed concern about the fire season and the abundance of brush and weeds in The Ranch. Bonnie recommended a detailed letter be sent to each homeowner informing them as to what could be done to minimize some of the fire danger. The Council agreed that although much had been done to clear the common areas, there was still considerably more clearing to be done, both by the HOA and homeowners. Bonnie Rowsell and Barbara Robinson will co-chair a committee to write a plan of action and make recommendations.

2. Terry Madeda–Unit IX mentioned a 10-12 inch waterline that was going to cut through HOA and homeowners’ property and asked if it was connected to the Touchmark property. The Council was unfamiliar with the water pipeline and recommended Terry call the City and talk to Scot Lee-Unit IX, which Terry agreed to do.

OLD BUSINESS

a. March 2014 Newsletter: Tim Graves reported the last newsletter went out in mid-April and is posted on the website. The June newsletter will go out in mid-July.

NEW BUSINESS

a. Firewise Update: In order to inform Bonnie Rowsell and Barbara Robinson about the Ranch’s Firewise Certification, the Council described the work that had been done in the area which included clearing 26 acres of brush along Lee Boulevard (20 acres remain to be cleared), with \$30K of HOA funds. The Firewise Committee is continuing to seek federal grants for the work. It was also noted that the AZ State Forestry crew had cleared a quarter mile path around the Ranch. Tim Graves described the compliance policy for clearing brush/trees/weeds, including the courtesy notices and fine letters. It was suggested an evacuation plan was needed and the topic will be put on the agenda for the next meeting.

b. Streets Improvement Status: Mike Enders-Unit IV related there was nothing new to report.

c. Mystic Heights Entrance Sign Proposal: Terry Madeda–Unit IX presented a proposal from Morgan Sign Company for \$7,970.72 for the sign for Mystic Heights. **Motion:** Clark Moskop-Unit I moved to approve \$7,970.72 for Morgan Sign Company to make and install the sign at Mystic Heights, which includes obtaining permits from the City. Mike Enders-Unit IV seconded the motion which passed unanimously.

d. Collection/Liens Recommendations: Tim Graves reported that collections are overall very good and that the amount owed to the HOA has been reduced by \$7K since the last meeting. The Council agreed Tim should continue to follow the Collection Policy and Tim will send his recommendations to the Council regarding whether to send accounts to be liened or to collections.

HOAMCO MANAGERS REPORT

Tim Graves presented and reviewed the HOAMCO Monthly Management Report dated March 28, 2014 through May 13, 2014, as provided in the Council packets. Tim noted an application for \$20K had been submitted for a Title III grant to complete the common area brush clearing on Lee Boulevard.

FUTURE AGENDA ITEMS

- a.** Contact the Office of Emergency Management to explain evacuation procedures

NEXT COUNCIL MEETING: August 28, 2014, 3:00 pm at HOAMCO

ADJOURNMENT: The meeting was adjourned at 4:13 pm and the Council moved into Executive Session.

Respectfully submitted,

Mike Enders, Secretary/Treasurer