



**The Ranch at Prescott
HOA Council Meeting Minutes
May 27, 2010**

ATTENDANCE

Council members in attendance were Rosalie Naigle - Unit IV (Chairman), Russ Parker-Unit III (Vice-Chairman), Billie Powell – Unit II, Kent Robinson – Unit V, Rich Muth - Unit VI, Dion Mannen – Unit VII and Scot Lee - Unit IX. Alternate Council Members in attendance included Mike Enders – Unit IV and Maxine Tinney – Unit VII. Also attending was Ruta Norkus, Association Manager and Donna Forster, Minute Taker.

CALL TO ORDER

Chairman Rosalie Naigle - Unit IV called the meeting to order at 3:00 p.m. A quorum was established.

APPROVAL OF MINUTES

Motion: Russ Parker – Unit III moved to accept the April 22, 2010, Meeting Minutes and Executive Meeting Minutes of April 22, 2010. The motion was seconded by Dion Mannen – Unit VII and passed unanimously.

APPROVAL OF FINANCIALS

The Council reviewed the Financial Reports for the period ending April 30, 2010. April accounting is summarized as follows:

Operating Account CAB	\$ 97,515
MM Account (Operating)	\$ 100,022
CD Operating Accounts	\$ 101,115
Bank Reserve Account	\$ 28,891
Construction Deposit	\$ 13,001
Accounts Receivable Assessments	\$ 6,054

Motion: Kent Robinson-Unit V moved to approve the April 30, 2010 Financial Report, reserving any contrary findings of the annual audit. The motion was seconded by Dion Mannen – Unit VII and passed unanimously. A question arose regarding the \$2275 in Transfer/Disclosure Fee Account. It was noted only \$600 of that amount related to this month (April), as shown on the Aged Owner Balances as of April 30, Account #14.

PUBLIC COMMUNICATIONS

Rosalie Naigle - Unit IV reported the Annual Meeting for The Ranch will be held at The Hassayampa Inn on Wednesday, September 22, 2010 at 3:00 PM and two main speakers will be present: one from the Prescott Police Department and one from the Prescott City Council.

OLD BUSINESS

Motion: Kent Robinson-Unit V moved to change the Agenda, moving "c. Council Meeting Schedule" from the third item to be discussed to "a.", the first item to be discussed. Russ Parker-Unit III seconded the motion, which passed unanimously.

a. Council Meeting Schedule - Kent Robinson-Unit V

Kent Robinson-Unit V submitted a "Proposed Ranch HOA Meeting Schedule" to the Council for discussion, and suggested that fewer meetings may encourage more members to volunteer for Council positions. After a discussion of the "pros" and "cons", the council decided to vote only on that portion (1-6) of the "Proposed Ranch HOA Meeting Schedule" that related to the new monthly schedule and the following motion was made: **Motion:** Kent Robinson-Unit V moved to revise the monthly Council meeting schedule from monthly to the following, effective immediately:

1. January
2. March
3. May
4. August
5. September (Annual Meeting)
6. October (1st meeting of the newly elected Council)

The motion was seconded by Russ Parker – Unit III and passed with six in favor, two opposed (Scot Lee - Unit IX and Maxine Tinney – Unit VII) and one abstention (Rich Muth - Unit VI). The Council agreed that if a financial decision was made by the Finance Committee during the "off" months, the Council would be sent an email of the decision.

b. Newsletter – Rosalie Naigle, Unit IV

Rosalie Naigle - Unit IV reported the next newsletter would include articles relating to wildlife, mistletoe, upcoming elections, change in meetings for Council and witnessing the counting of ballots. Rosalie Naigle - Unit IV reported June 15 was the deadline for any new articles.

c. Oaks Annual Meeting and Small Culvert – Update - Billie Powell – Unit II

No meeting held.

d. Real Estate Signage - Maxine Tinney – Unit VII

HB 2345 information was included in the Council packets. This newly signed bill goes into law on July 30, 2010 and effects the existing Ranch Real Estate rules and sign application. **Motion:** Maxine Tinney – Unit VII moved the HOA Council designate an Ad Hoc signage committee regarding House Bill 2345 (Arizona Statute, effective July 29, 2010) to determine how the bill affects the Ranch's HOA signage application and policy. Rich Muth - Unit VI seconded the motion which passed unanimously. It was determined the committee will be called the "Legislative Affairs Committee" and three volunteers agreed to serve on the committee: Maxine Tinney – Unit VII, Scot Lee - Unit IX and Ruta Norkus. Rosalie Naigle, Unit IV requested this information be presented at the October meeting. Additional discussion occurred regarding the importance of following what occurs in the AZ legislature, which will be in session again, January – 2011. Ruta Norkus reported, as a result of discussions with Scott Carpenter, attorney, at Carpenter, Hazlewood, Delgado & Wood, PLC, Scott's blog will be active again in January so that anyone can

access up-to-date information on HOA related bills and their progress. It was reported HOAs were not adequately represented before the real estate signage legislation was approved.

NEW BUSINESS

a. HOAMCO Management Report – Ruta Norkus

Ruta Norkus presented the HOAMCO Monthly Management Report dated April 16, 2010 through May 20, 2010, as provided in the Council packets. Additional information provided: Ruta Norkus reported updated ARC guidelines are now on the website. Ruta reported the Statements of Interest for Council candidates will be mailed at the end of July. Ruta Norkus also reported a bid was received for \$475 from Jonny's Tree & Landscaping Co. for tree trimming and is included in Council packet. **Motion:** Scot Lee - Unit IX moved and Billie Powell – Unit II seconded to accept the bid from Jonny's for tree trimming. Motion passed unanimously.

FUTURE AGENDA ITEMS

1. 2011 budget discussions

ADJOURNMENT

Since there was no further business to come before the Council, a motion was made to adjourn the meeting. **Motion:** Russ Parker-Unit III moved to adjourn the Council meeting at 4:30 p.m. The motion was seconded by Rich Muth - Unit VI and passed unanimously.

Respectfully submitted,

Dick Tetreault, Secretary / Treasurer