



**The Ranch at Prescott
HOA Council Meeting Minutes
May 28, 2015**

ATTENDANCE

Council Members in attendance were Mike Enders-Unit IV, Kent Robinson-Unit V, Paul Scrivens-Unit VI, Bill Bielfeldt-Unit VII, Scot Lee-Unit VII and Terry Madaeda-Unit IX. Alternate Council Member in attendance was Jim Peters-Unit IV. Also attending were Ann Zdanowski, HOAMCO Association Manager and Donna Forster, Minutes Taker.

CALL TO ORDER/ESTABLISH A QUORUM

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

APPROVAL OF MINUTES

The March 26, 2015 and April 23, 2015 Meeting Minutes were approved as presented. **Motion:** Mike Enders-Unit IV moved to approve the minutes of March 26, 2015 and April 23, 2015. The motion was seconded by Paul Scrivens-Unit VI and passed unanimously.

APPROVAL OF FINANCIALS

The Council reviewed the Financial Reports for the periods ending 3/31/15 and 4/30/15. April accounting is summarized as follows:

Operating Account AAFS	\$ 80,680
Metro Bank MM Account (Operating)	\$ 243,000
AAFS Reserve MM Account	\$ 29,784
AAFS Operating MM	\$ 54,463
Construction Deposit MM	\$ 38,000
Accounts Receivable Assessments	\$ 5,864

Motion: Paul Scrivens-Unit VI moved to approve the 3/31/15 and 4/30/15 Financial Reports as presented, subject to audit. The motion was seconded by Scot Lee-Unit VII and passed unanimously.

PUBLIC COMMUNICATIONS:

a. Letter from Member – Unit IV: The Council addressed a letter from a Member, received May 11, 2015, regarding the placement of his neighbor's gas meter. The meter was installed by the gas company in the easement area, twenty feet inside of his property. He asked the gas company to move the meter, which had been damaged by cars several times. The gas company told him a request from his neighbor to move the meter was required. He requested the Council write a letter to his neighbor asking him to have the gas company move the meter. The Council agreed to write the letter, but stated it is a neighbor to neighbor issue.

OLD BUSINESS

a. Status of Drainage Maintenance and Landscaping Projects: Scot Lee and Neil True walked the median area landscaping project being done by North Country Landscape, from Highway 69 to the horse statue. Scot and Neil True noted three trees that should be replaced. The water valves for two areas were found, but bees temporarily prevented any work at one of the valves. The work will start on 5/29/15 and should be finished by the end of June. Receipt of the flag pole has been delayed until June 5th but the base has been prepped. The horse statue is lit from the ground and the second solar light will be installed. The drainage construction and improvements projects being done by Active Construction of Arizona started May 28th and are expected to be completed around the end of June.

b. Common Area Firewise Project Planning Status: Scot Lee met with Jonny's Landscaping to survey the Firewise clean up that is needed north of Rainbow Ridge. Jonny declined the work, stating the area is too steep, the brush too dense and the work is very labor intensive. Scot Lee will call the Department of Corrections to see if they are interested in the work and will report to the Council. Due to several calls from residents concerned about smoke, Ann Zdanowski talked to the Forest Service about the controlled burns. Ann will inform the community when controlled burns are planned.

NEW BUSINESS

a. Improving the Hiking Trail: The area south of Rainbow Ridge on the north side is in need of clearing. The trail can be moved away from the wash. Scot Lee agreed to work on this project and will add more rocks where needed. Since more work will be needed on the trail, and additional equipment will be needed, the Council agreed to have a budgetary estimate by the August 27, 2015 meeting. Mike Enders and Scot Lee will look at the parts of the trail that may be on private property.

b. Removal of Sycamore Trees: This work was under consideration only if Jonny's Landscaping could perform the Firewise clearing as noted under "OLD BUSINESS, b". However, concern was expressed about Jonny's work, i.e., debris not being blown off of the roads and landscaping/bushes/trees not being trimmed as well as they should. Also noted is a build up of trash in the common areas and ditches. Scot Lee suggested that a maintenance person could help with this type of cleanup. This person could be hired to work part time for The Ranch at Prescott HOA and part time for Scot. Ann Zdanowski and Scot Lee will meet and develop a proposal for the next meeting.

The Council expressed a need for more frequent meetings. It was suggested an Executive Committee be established for items that need to be taken care of in a timelier manner. The Council will hold a special meeting on June 25th to discuss the matter.

HOAMCO MANAGERS REPORT

Ann Zdanowski presented and reviewed the HOAMCO Monthly Management Report dated March 2015 through May 25, 2015, as provided in the Council packets. Ann noted Compliance Inspections were conducted on 3/3, 3/17, 3/31, 4/14, 4/28 and 5/12/15. Courtesy notices were sent out for new paint needed, trash cans being left out, real estate signs, dead trees, etc. The next newsletter will be out in June 2015. The weed abatement program letter was mailed to all HOA members on April 8th. Over 200 property owners participated.

FUTURE AGENDA ITEMS

- a. Budgetary estimate for trail work
- b. Proposal for part-time maintenance person

NEXT COUNCIL MEETING: The next Council meeting is August 27, 2015, at 3:00 pm at HOAMCO. A special meeting will be held June 25th.

ADJOURNMENT: Motion: Mike Enders-Unit IV moved to adjourn the meeting at 3:45 pm. The motion was seconded by Scot Lee-Unit VII, passed unanimously, and the Council moved into Executive Session.

Respectfully submitted,

Ann Zdanowski, Community Association Manager