



**The Ranch at Prescott
Homeowners Association
P.O. Box 10000
Prescott, AZ 86304
(928) 776-4479
(928) 776-0050 (Fax)
June 22, 2006
HOA Council Meeting Minutes**

Council Members in attendance were: Phil Alvarado – Unit I, Billie Powell – Unit II, Russ Parker – Unit III, Mike Enders – Unit IV, Kent Robinson – Unit V, Ron Knudsen - Unit VI, Dion Mannen - Unit VII-A, Bob Tinney – Unit VII-B; and Scott Lee - Unit IX. Approximately 13 non-council/alternate homeowners were in attendance.

Kent Robinson called the meeting to order at 3:00 p.m. A quorum was established.

Kent Robinson called for a motion to approve the minutes of the Meeting of May 18, 2006. After discussion the following changes were made: page 1 Ray Loomer to A homeowner; page 2 My Loomer to Mr. Loomer; Page 2 Roalie to Rosalie. It was moved approve the minutes as corrected. The motion was seconded and it unanimously carried.

OPEN FORUM

Charlie Babb requested that the draft of the proposed Rules and Regulations, paragraph 8 include mistletoe. Kent Robinson stated that this agenda item would be discussed later in the meeting.

A suggestion was put forth from Bonnie Katt that since garage sales were not permitted in The Ranch that the Council consider a weekend in September when owners could conduct a garage sale.

Dan Gleissner reported that the landscape maintenance on the trail and other common areas had not been completed by Common Ground as contracted.

OLD BUSINESS

HOA Directory Progress Report – Ray Loome

Ray Loome presented an update on the preparation of the new Association directory. There will be a total of 269 names in the directory making it approximately 45 pages. There are approximately 480 owners in The Ranch. Rosalie Naigle assisted in proofing the entries into the directory. Three maps will be included in the directory. Mr. Loome is currently working on the map entry for Mystic Heights. Once completed, the directory will be sent for printing and then final assembly by volunteers.

HOA Web-site Update - Phil Alvarado

Phil Alvarado presented an update on The Ranch web-site. The updating service's bill for changes from 3/1/06 through June 20, 2006 totaled \$175.00. Phil reported that there were quite a few changes during this time period and the bill should not be as high in the next cycle. The summer newsletter is ready to be posted.

Kent Robinson reported that he has recently received several positive remarks on the web site and the information posted.

Status of Common Areas Clean-up - Robert Balzano

This work is being performed by Common Ground. Mr. Balzano has received several complaints on the lack of weed removal and maintenance of the common areas at The Ranch. Dan Gleissner reiterated that there are some common areas with weeds waist high and that the trail had not been taken care of. Mr. Balzano will meet with Common Ground as soon as possible to discuss the status of the contracted work and the areas that were to be covered under the contract. He will then report back to the Council.

Phil Alvarado requested that Mr. Balzano pursue competitive bids for the future landscaping work at The Ranch rather than settling for status quo. Mr. Balzano assured the Council that in the future HOAMCO would obtain at least three competitive bids for review.

Ranch Front Entrance Clean-up

Mr. Balzano informed the Council he had hired someone to clean-up (weeds and trash) the front entrance and maintain it twice a month. Scott Lee reminded Mr. Balzano that Gateway Mall owns and is responsible for the adjacent Lee Boulevard median and the area inside the guardrail. Mike Bacon of the City of Prescott has also told the Council that any dead

trees along that area are the responsibility of the Gateway Mall. Mr. Balzano said he will check with the Mall.

Joe Pendergast asked for an update on the removal of the weeds growing between the asphalt and gutters on streets throughout The Ranch. Mr. Balzano reported the contractor had started spraying with weed killer this week.

Dan Gleissner requested that the HOAMCO Management Report be amended to show that not all of the weeds had not been cut in the common areas.

Status of Proposed Alternate Council Member for Unit 7A – Kent Robinson

Mr. Robinson advised that the Bylaws and CC&R's of the Association do not provide a mechanism to replace a Council Member or Alternate except by election by the Association members. The CC&Rs do provide for the Council's replacement of a dismissed member, but not for replacement of any other Member or Alternate vacancy. At this time there are no Alternative council members for 7A, 7B and IX

Mr. Robinson noted that two other important issues need to be addressed through by-law additions or changes before the next elections. The first is the process by which the elections are held and the second is the possible staggering of the terms of Council Members to assure Council continuity. Proposed new By-law language is being developed by an ad-hoc committee consisting of Kent Robinson, Dion Mannen and Ray Waguespack. Their intent is to provide suggested new language for Council consideration in July 2006.

Follow-up Discussion on the Use Restrictions and Rules

Mr. Balzano explained that the draft of additional Use Restrictions was prepared to enable the Council to enhance the current CC&R's in areas that either were not addressed or did not provide a mechanism for enforcement.

A lengthy discussion ensued among the Council Members, Alternates and the Homeowners regarding the draft restrictions. Topics discussed included: (i) the best way to communicate these draft restrictions to the residents; (ii) how the restrictions relate to the design guidelines as well as applicable federal and state laws; (iii) whether potential violations by current residents would be grandfathered if the additional Use Restriction were adopted (an example would be the draft yard ornament rule); (iv)

what constitutes a nuisance, i.e., mistletoe; (v) and the approach to enforcement.

Mr. Balzano will redraft the proposed Use Restriction taking into account the issues discussed and will present this redraft to the Council again for review and consideration.

Crime Alert Signage

As background, Kent Robinson reported that certain property owners and local realtors had originally brought this matter to the attention of the Interim HOA Council at its July and August 2005 meetings after a serious incident occurred in Yavapai Hills resulted in the Crime "Alert" signs being posted along Lee Boulevard near the Mall. At the time, concern was expressed by some property owners and Council members about the potentially negative effect that the Crime "Alert" sign posting might have on property values if The Ranch were perceived as an unsafe place to live. Others felt that e-mail or other less visible means could serve the Crime Alert program to communicate with residents of The Ranch. Yet, others did not understand having "Alert" signs posted in The Ranch for problems in Yavapai Hills.

In view of the controversy regarding the display of the Crime "Alert" signs, in August 2005 the Interim Council tabled further discussion or action on the issue pending the election of the new HOA Council in September 2005. Consistent with that decision, a recent letter from Joan Petty, a member and local realtor requested that the discussion of the "Alert" signage be reopened by new the Council and the issue be finally resolved. She again stated her concern "about the negative effects of the Crime Alert sign posting" the following discussion ensued:

Joan Preston indicated that the sign was posted on public property and sanctioned by the City of Prescott.

Kent Robinson indicated he had not noticed the sign since July 2005. Phil Alvarado confirmed that the signs had not been posted since July 2005 and at that time it was posted by Crime Alert volunteers in The Ranch at the direction of the Prescott Police Department.

Scott Lee stated that the signs were a violation of The Ranch Homeowners Association signage restrictions and brought a bad image to the Community.

Bob Tinney expressed that one of the owners in his unit felt the more information for homeowners, the better. He also expressed that he personally felt a more proactive approach to prevent crime before it happened was better than a reactive approach of informing homeowners after the fact by posting a sign.

Others stated that the sign had not been used since last July and the group of Crime Alert volunteers used the sign to get the word out quickly to the residents. This led to discussion on whether email would be a quicker form of communication. It was pointed out that not everyone has email or, if they do, people do not check it every day. Similarly, it was pointed out that some residents do not go out of The Ranch frequently enough to be sure to see a posted sign.

It was stated by Mr. Lee that the City of Prescott had no recollection of authorizing the crime alert signage program in The Ranch. He provided a copy of a letter from his lawyer, Mark Moore, to this effect. This letter also noted that the City Manager and Mayor stated that a continuation of the Crime Alert signage posting was a decision for The Ranch and that the City would abide by that decision. After additional extensive discussion in which all those in the audience who spoke on the issue were in favor of the continued usage of the signage, the following action was taken:

Scott Lee moved that the Crime Alert signs not be displayed in the future within the Ranch. Bob Tinney seconded the motion and the Council voted as follows: Russ Parker - Against; Scott Lee – In Favor; Dion Mannen – In Favor; Phil Alvarado - Against; Ron Knudsen – In Favor; Billie Powell – In Favor; Mike Enders – In Favor; Bob Tinney – In Favor; Kent Robinson – In Favor.

Motion was carried by a 7-2 vote.

It was reiterated that this decision is only with respect to the Crime Alert signage posting and does not affect the continuation of other aspects of the Crime Alert program, its e-mail notifications or the display of existing Block Watch signs.

NEW BUSINESS

HOA Managers Report

Bob Balzano presented the management report. A copy is attached to these minutes filed at HOAMCO.

- During the past month owner inquiries have averaged 16 calls and 8 e-mails per day primarily for questions related to association rules, brush

and tree removal, nuisance matters, common area landscaping and information for the Council and the Managing Agent.

- Architectural inquiries average 5 per day for questions related to small projects, satellite dishes, frequency of ARC review meetings and the submittal process.
- Note: Operation of gas powered chain saws is not permitted without a permit from the City of Prescott fire department due to temporary fire restrictions within the city.

Financials – 5/31/06

Desert Hills Bank Operating	\$78,555.36
Desert Hills bank Operating MM	102,496.61
Desert Hills Bank Reserve	9,665.71
Accounts Receivable Assessments	2,375.00

Mr. Balzano reviewed House Bill 2824, which will become law 90 days after the current legislative session ends. This law creates an administrative process through which an administrative law judge will have jurisdiction to hear disputes between an Homeowner and a Homeowners Association regarding the Association documents and the statues governing Associations.

Lee Blvd Retention Basin

Kent Robinson, Dion Mannen and Scot Lee met with the City of Prescott Public Works Director and Assistant City Manager regarding the long promised improvements and landscaping for the City owned storm water retention basin that lies north of Lee Blvd. behind the Mall. Subsequent communications from the City indicate that the project is approved with a budget of \$166,000. Work is expected to begin in the August/September 2006 timeframe. This is welcome news since the appearance of the retention basin seriously detracts from the view of the entrance to the Ranch. Kent Robinson reported that Councilwoman Suttles has been most helpful in moving this project to completion.

Adjournment

There being no further business to discuss, Russ Parker moved that the meeting be adjourned. Billie Powell seconded the motion and it was unanimously carried.

The meeting was adjourned at 5:15 p.m.

Respectfully submitted,

Phil Alvarado
Secretary