



**The Ranch at Prescott
HOA Council Special Meeting Minutes
June 25, 2015**

ATTENDANCE

Council Members in attendance were Billie Powell-Unit II, Russ Parker-Unit III, Mike Enders-Unit IV, Kent Robinson-Unit V, Paul Scrivens-Unit VI, Scot Lee-Unit VII, Bill Bielfeldt- Unit VII and Terry Madeda-Unit IX. Alternate Council Member in attendance was Jim Peters-Unit IV. Also attending were Ann Zdanowski, HOAMCO Association Manager

CALL TO ORDER/ESTABLISH A QUORUM

Council Chairman Kent Robinson-Unit V called the meeting to order at 3:02 pm. A quorum was established.

Special Meeting

Kent Robinson explained that the Special Meeting was called for a preliminary discussion of the 2016 HOA budget, to hear an update on the current projects and to discuss the issue on 3549 Valencia Way.

Final Report

Scot Lee reported the drainage project and the landscape project are complete. The new landscaping will require additional maintenance, which will be discussed in the future. Five juniper trees were planted behind the monument to make it aesthetically pleasing. The Council members expressed their satisfactory with the results of the project, helping to keep the Ranch at Prescott a desirable and pristine place to live.

2016 Budget

Ann Zdanowski reported the operating fund is estimated to be \$304,626 at the end of 2015. There was a discussion whether an assessment increase is necessary for 2016. It was decided that there was no need for an increase at this time.

Drainage Project Design

The Council discussed the maintenance of Tract A and the Lot 29 (3549 Valencia Way) in Unit II as well as the survey of the property performed by SWI Engineering. The Council also considered the legal opinion from Jim Atkinson dated May 20, 2015 regarding the above mentioned property. A stream (drainage) has moved onto Lot 29 over the years, more so after last year's rain. When constructed, the owners of other lots located adjacent to Tract A

have taken action to protect their homes from damage resulting from water flowing through Tract A. The home at Lot 29 is the only one that does not have a berm and the water is flowing close to the home. The homeowner wants the HOA to redirect the stream. Legal opinion is that homeowners are responsible for maintenance of their own property as stated in the Ranch HOA CC&Rs. Kent Robinson discussed the matter with the homeowner and received a verbal agreement that the homeowner will pay for the work on the property and the HOA will pay for the associated engineering work. The Council acknowledged this is a "good will" gesture, but also the HOA wants to assure that berm work immediately adjacent to Tract A meets HOA and City of Prescott requirements.

Richard Aldridge of SWI Engineering presented the project design. He reported there is a heavy flow of water through that area. His design includes using gabion baskets to keep debris away from the home's foundation. Scot Lee will meet with a contractor, go over plans and obtain an estimate for work to be done on the homeowner's property. If the estimate is acceptable to the homeowner, an agreement will be executed whereby the owner's payment to the contractor will be made.

Motion

Mike Enders moved to approve the construction plan for Lot 29, seconded by Billie Powell. The vote was passed unanimously. Kent Robinson was authorized to negotiate the owner's payment terms for the HOA selected contractor.

Clark Moskop, Unit I representative resigned and the Council appointed Jim Peters to serve in his place until the next election.

Discussion

The Council discussed the need to hire a well qualified maintenance person to pick up trash, weeds, trim trees and other general maintenance. Scot Lee and Ann Zdanowski will discuss the logistics and present at the next Council meeting.

NEXT COUNCIL MEETING: The next Council meeting is August 28, 2015, at 3:00 pm at HOAMCO.

ADJOURNMENT: The meeting was adjourned at 4:19pm

Respectfully submitted,

Ann Zdanowski, Community Association Manager