



**The Ranch at Prescott
Homeowners Association
Council Meeting
June 25, 2009**

ATTENDANCE

Council members in attendance were: Joan Petty-Unit I, Billie Powell-Unit II, Russ Parker-Unit III, Rosalie Naigle-Unit IV (Vice-Chairman), Kent Robinson-Unit V (Chairman), Doug MacArthur-Unit VI, Dick Tetreault-Unit VII and Hank Lenhart-Unit VII. Alternate Council Members in attendance included Bud Brown, Vinny Clark, Mike Enders, Dion Mannen and Maxine Tinney. Also attending was Douglas Gray, Independent Auditor, Gaye Morgan, Association Manager and Donna Forster, Minute Taker.

CALL TO ORDER

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

APPROVAL OF MINUTES

Chairman Robinson called for a motion to approve the May 28, 2009 Meeting Minutes.

Motion: Joan Petty, Unit I, moved to approve the May 28, 2009 Meeting Minutes. The motion was seconded by Billie Powell, Unit II. The minutes were approved unanimously.

Chairman Robinson called for a motion to approve the May 28, 2009 Executive Session Minutes. **Motion:** Rosalie Naigle, Unit IV, moved to approve the May 28, 2009 Executive Session Minutes. The motion was seconded by Doug MacArthur, Unit VI. The minutes were approved unanimously.

APPROVAL OF FINANCIALS

The Financial Report for the period ending May 31, 2009 was reviewed by the Council.

Operating Account CAB	\$ 33,318
CD Account (Operating)	\$ 103,176
Bank Reserve Account	\$ 28,674
Construction Deposit	\$ 6,006
Accounts Receivable Assessments	\$ 3,828

Chairman Robinson called for a motion to approve the May 31, 2009 Financial Report. **Motion:** Dick Tetreault, Unit VII, moved to approve the report, reserving any contrary findings of the annual audit. The motion was seconded by Joan Petty, Unit I, and passed unanimously.

PUBLIC COMMUNICATIONS

There were no members present to address the Council.

OLD BUSINESS

a. HOA Audit – Gaye Morgan introduced Doug Gray of Pearson-Gray, who distributed a preliminary draft report of the audit. Kent Robinson noted that this is the first year a full audit was performed on the Association books. Doug found no significant audit findings and that the Association books were in accordance with Generally Accepted Accounting Principles (GAAP). Doug reviewed the draft audit report with the Council. There was also a discussion regarding the reserve fund which Kent reported will be discussed during the upcoming budget meeting. Doug Gray requested a letter from the Board stating that they had provided him with all of the necessary information for the audit. At that time, the Board thanked Doug Gray and he left the meeting.

b. For Sale Sign Policy Procedure – Maxine Tinney, Unit VII

Maxine Tinney reported that Gaye Morgan and Rosalie Naigle are monitoring for sale signs posting and have been getting some compliance of Property Owners to the City of Prescott Code 8-6-6. Kent Robinson reported that starting July 1, 2009, all election signs will go up with a four month limit and that they can only be posted on private property.

c. Drainage Committee - Dick Tetreault, Unit II

Council member Tetreault reported that the work on the culverts was 75% complete.

d. Defensible Space – Hank Lenhart, Unit VII

Hank Lenhart reported that people are being responsive to clearing property of ladder fuels and that articles in the Newsletter have helped.

e. Newsletter Update – Rosalie Naigle, Unit IV

Rosalie Naigle stated, thanks to Maxine Tinney, the Newsletter will go out on July 15, 2009. Rosalie stated that the next Newsletter will include articles about on-street parking, committee work and For Sale signs in the City right-of-way.

Kent Robinson reported that there were two changes on the paving issue: 1. The last map did not include West Lee but it is included for chip seal. 2. They have a contingency contract signed, will start work on July 7th and end by August 14th. Gaye Morgan suggested putting a Notice on the Website.

NEW BUSINESS

a. Election and Annual Meeting – Gaye Morgan reported that the Annual Meeting would be held on September 17, 2009, 3:00 p.m., at the Hassayampa Inn Marina Room. Gaye requested that everyone talk to neighbors about running for election in order to get more names on the ballot. The statements of interest will be going out at the end of July.

b. HOAMCO Managers Report - Association Manager Gaye Morgan reviewed the Management Report dated June 19, 2009, as provided in the Council packets. The Council reviewed Jonny's Tree and Landscaping Company bid for \$690. **Motion:** Rosalie Naigle moved that the Council accept Jonny's bid for the repair of the walking trail. The motion was seconded by Hank Lenhart and passed unanimously.

There was some discussion regarding Mr. Peters (Fox Hollow) wanting to do work on erosion in a common area. Dick Tetreault will speak with Mr. Peters and Gaye Morgan will let Mr. Peters know that the Council is taking it under consideration. Gaye also reported that eight homeowners have signed up with the Fire Department to have their lots cleared.

FUTURE AGENDA ITEMS

Mr. Peters – Fox Hollow; Audit Recommendations; Final report on culverts from Dick Tetreault;

ADJOURNMENT

There being no further business to come before the Council, Kent Robinson adjourned the meeting at 4:20 p.m.

Respectfully submitted,
Russell Parker, Secretary