



**The Ranch at Prescott
June 26, 2008
HOA Council Meeting Minutes**

ATTENDANCE

Council Members in attendance were: Michael Peters – Unit VII, Joan Petty – Unit I, Mike Enders – Unit IV, Scot Lee – Unit IX, Russ Parker – Unit III, Henry Lenhart – Unit VIIA, Billie Powell – Unit II, Chris Brown – Alternate VI, Doug McArthur Unit – VI. Unable to attend Kent Robinson – Unit V. Five alternate members/homeowners were in attendance. Also in attendance were Gaye Morgan, Association Manager, and Judy Connick, Recording Secretary.

CALL TO ORDER

Council Chairman Michael Peters called the meeting to order at 3:00 p.m. A quorum was established.

APPROVAL OF MINUTES

Mr. Peters called for a motion to approve the May 22, 2008 meeting minutes. Russ Parker moved to approve meeting minutes as written; the motion was seconded by Henry Lenhart and unanimously approved.

APPROVAL OF FINANCIALS

The Financial Report ending May 31, 2008 was reviewed by the Council. The summary of this Financial Report is as follows:

Community Association Bank (CAB) Operating	\$142,232.30
Community Association Bank (CAB) Operating Money Market	\$8,199.44
Community Association Bank (CAB) Reserve Money Market	\$29,458.16
CAB Operating CD Accounts	\$100,874.24
Accounts Receivable, Assessments	\$3,432.42

Mr. Peters called for a motion to approve the May 31, 2008 Financial Report. Joan Petty moved to approve the May 31, 2008 Financial Report, reserving any contrary findings of the annual audit. The motion was seconded by Russ Parker and unanimously approved.

PUBLIC COMMUNICATIONS

The meeting was then opened to comments from non-council members. Homeowners Ron and Barbara Knudsen requested to reserve their comments for the portion of the agenda when discussion regarding the drainage easements concerns was scheduled.

FUTURE AGENDA ITEMS

No future agenda items were suggested.

OLD BUSINESS

a. Newsletter

The newsletter editor Rosalie Naigle reported that the newsletter was ready except for the insertion of the June financials which would be available in the second week of July. Once they are received the newsletter would be finalized and sent out.

b. City of Prescott Meeting Report

Michael Peters reported on the meeting that was held with the City of Prescott regarding roads in The Ranch. He advised that the City had done what they could on the crack seal for the year and that the remainder would be submitted for consideration by the City for the next budget year.

c. Gray water and Rainwater Harvesting Follow-up

Joan Petty advised that she had no further information to provide the Council regarding this matter and it was suggested that these issues be addressed in the design guidelines.

The issue of solar panels and their placement was discussed. It was noted that placement of solar panels was State mandated and that a solar panel owner can not be forced to move or place the panels in a location that would increase costs or decrease the efficiency of the system. The Council expressed the preference that they be placed so as to limit the impact on neighboring homeowners. Mike Enders noted that the issue should be brought before the Architectural Control Committee and that any problems or complaints with placement should be directed to the Committee.

d. Lot 521

The Council advised that they were still working on the matter of responsibility for the maintenance of the drainage easements in Unit V and Unit VI. They reported that they had recently provided the Council's attorney with additional documents regarding the matter and were waiting for the attorney's opinion once the additional documents were reviewed.

The Knudsens' inquired what amount of money had been spent on the issue. The Council explained that the research being done and the legal opinion being requested was necessary because they were required to examine the impact on other property owners in Units V & VI as well as the financial impact on the entire community. Mr. & Mrs. Knudsen were advised that the Council did not yet have a

final opinion from the Association's Attorney and that the matter would be discussed further in the closed Executive Session immediately following this meeting.

NEW BUSINESS

a. Management Contract

The Council discussed the matter of the Management Contract renewal. It was noted that the contract called for an automatic 5% increase. The Council decided not to go out for bid on the Management Contract but to authorize Council Chairman Michael Peters to renegotiate the contract with an increase up to 3%.

b. 2007 Financial Compilation Approval

The Council reviewed the Financial Compilation that they received in their Council packet. Doug McArthur moved to approve the 2007 Financial Compilation. The motion was seconded by Billie Powell and unanimously approved.

The Council directed that a full audit be done in 2009. It was noted that the cost would be approximately \$4,000.00.

c. Cul-de-Sac Maintenance

Association Manager Gaye Morgan called to the Councils attention a request from a homeowner for maintenance of the cul-de-sac in their area. It was noted that the cul-de-sacs in the community were not common areas and in fact belonged to the city of Prescott. It was noted that in some neighborhoods an individual homeowner or homeowners maintained the cul-de-sacs. A suggestion was made to have the Association purchase plant material if the homeowners would maintain the area. The Council requested that the Manager make an inquiry to the City regarding a waiver of liability from the City should it decide to undertake this project. If the City would be willing to waive any liability, a draft policy would be prepared for presentation to the Council at their next meeting.

d. HOAMCO Management Report

Gaye Morgan reviewed the Managers report provided to the Council in their information package.

ADJOURNMENT

The next regular council meeting will be held Thursday, July 24, 2008 at 3:00 PM at HOAMCO.

There being no further business the Council adjourned to an Executive Council Session at 4:25 PM.

Respectfully submitted

Henry Lenhart, Secretary