



**The Ranch at Prescott
Homeowners Association
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July 26, 2007
HOA Council Meeting Minutes**

Council Members in attendance were: Dion Mannen – Unit VII-A, Russ Parker – Unit III, Robert Tinney – Unit VII-B, Ron Knudsen – Unit VI, Billie Powell – Unit II, Phil Alvarado - Unit I, Mike Enders – Unit IV. Three alternate members/homeowners were in attendance. Also in attendance were Gaye Morgan, Association Manager and Judy Connick, recording secretary from HOAMCO.

Approval of Minutes

The Chairman, Dion Mannen, called the meeting to order at 3:05 PM. A quorum was established and a motion was called for to approve the June 28, 2007 meeting minutes. A correction was requested by Russ Parker to have the last sentence on page two read "The return envelope will have the identifying information. No identifying information will be on the ballot or the inside envelope." Phil Alvarado moved to approve the minutes as corrected, Russ Parker seconded the motion. There being no further discussion the minutes were unanimously approved.

Approval of Financial Report

Dion Mannen called for a motion to approve the Financial Report for the period ending June 30, 2007. A motion was made by Mike Enders to approve the Financial Report, reserving any contrary findings of the annual audit. The motion was seconded by Russ Parker and unanimously passed.

Public Communications

Dion Mannen opened the floor to public communications from the audience.

Rosalie Naigle of Unit IV advised that the Newsletter had been mailed the previous Friday, July 20, 2007 and that the cost for the mailing was lower than expected. She

asked if an email could be send to Members advising that the newsletter was available on the web site.

Phil Alvarado commented on the increasing number of burglaries in the Ranch community and inquired if a notice could be added to the newsletter and the web site. Bob Tinney advised that he had obtained a copy of the police reports just by calling the Police Department. A monthly report could be obtained by anyone requesting one. Mike Enders mentioned that one of the reasons for the HOA not accepting responsibility for the Crime Alert program or having the HOA fund the program was because of a concern for liability. Mike suggested that before the HOA endorsed any notification program they get a legal opinion on the matter. It was suggested that the Council ask for volunteers to continue the Crime Alert program at the annual meeting.

Old Business

a. Web Site Update – Phil Alvarado

Phil Alvarado advised that he was currently making all the changes required on the web site. He indicated that Lynette with Three Tomboys was very helpful when he required assistance. He stated that he had also put the July newsletter on the web site.

b. Recent developments concerning Lamb Dealership vehicle parking on vacant lot – Bob Tinney

Bob Tinney reported that the Lamb dealership leases the vacant lot where the vehicles are parked from the State and that the lease expires at the end of September. The Prescott City Council has indicated that the lease will not be renewed, effectively solving the problem.

New Business

a. Cleaning of the Culverts – The Oaks (tabled to next meeting)

b. Concerns about the Jersey Barriers on Highway 69 – Bob Tinney

Bob Tinney advised that, although the issue of the State putting Jersey Barriers on Highway 69 was not a council issue, he wanted to inform the Members of the Association of the issue. He stated that the Prescott City Council was against the the use of Jersey Barriers and he believed that Prescott Valley was also opposed to them. He advised that those opposed to their use should notify their State Representative. It was noted that while the barriers were not attractive they are effective in preventing head on collisions.

c. New For Sale Sign Law – Scott Lee (tabled to next meeting)

d. HOAMCO Managers Report – Gaye Morgan

Gaye Morgan summarized the Manager's report provided in the Council's information package.

Weed Abatement in Easements – Gaye Morgan reported Jonny's Tree Service has completed all 20 miles of weed cutting and if the rain continues a second cutting will begin at the end of August.

Gaye Morgan advised that the dead tree in the wash had been removed. She added that there was another large dead tree on rainbow ridge and that she would be getting a bid to have this removed. A motion was made by Russ Parker to approve the removal of the tree provided the bid falls in line with past cost for this type of work. The motion was seconded by Mike Enders and unanimously passed.

Gaye Morgan indicated that she had included a bid from Jonny's Tree Service to cut the weeds and remove low tree branches along the trail. If accepted the work will begin the first week in August. A motion was made by Mike Enders to approve this bid and was seconded by Russ Parker and unanimously approved.

Council Motion Log – Gaye Morgan advised that the motion log for June and July would be emailed to the Council members for the next meeting.

For Sale Sign – New Law – GayeMorgan informed the Council that the new law governing For Sale Signs goes into effect on September 19, 2007. HOAMCO has conferred with two law firms regarding the new law and a position paper has been forwarded to the Council. The new law allows For Sale Signs that are 18 x 14 inches with rider signs 6 x 24 inches. The law did not cover information boxes and Gaye advised that The Ranch does not currently permit them. Gaye advised that she is currently working on a plan with Council member Scott Lee and they would present this at the next Council meeting.

Prescott Fire Department Hazard Survey

Jeremy Brinkerhoff, of Wildland Code Enforcement, and his officers have completed fire safety assessments of approximately 400 properties in The Ranch. They have given Gaye Morgan a computer disk with the reports on it and have asked for the Associations assistance in mailing out the reports. Gaye indicated that most lots were assessed at the medium to high fire hazard level. She asked the council for a motion to approve the expenditure for postage to send the reports to the members. The motion was made by Phil Alvarado to authorize HOAMCO to send the fire hazard reports to the Association members. The motion was seconded by Russ Parker and unanimously approved.

Curb Crack Sealing

An email follow up was sent on July 20, 2007 to the City of Prescott regarding the curb crack sealing program, requesting a clarification on the scope of work they will be performing in The Ranch. The Ranch is still scheduled for the fall crack sealing.

Monument Signs and retaining wall refurbishing

Gaye Morgan reported that refurbishing and sealing of the roadway retaining walls has begun. Work began at the top of Lee Boulevard and will work towards the entrance. The monuments will be the last to be completed.

Self Help

Gaye Morgan advised that the self-help authorized during the June meeting had been completed and that the cost was \$1,900.00 which was \$400.00 more than originally reported. Part of the higher cost was attributed to \$300.00 for disposal of the brush and debris from the work. A motion was made by Bob Tinney to approve the higher cost. It was seconded by Russ Parker and unanimously approved.

Reserve Fund Cap

The discussion of the Reserve Fund cap was tabled to the August meeting at which time Kent Robinson will address the matter.

Planning and Zoning Meeting

Gaye Morgan reported that she attended the Prescott City Council Planning and Zoning Committee Meeting. She advised that the meeting was very informative and primarily covered updating the Master Plan to the current construction.

Financial Report – Gaye Morgan handed out the audited Financial Report to the Council for their review. The Financial position of the Association as of June 30, 2007 is summarized as follows:

Desert Hills Bank Operating	\$100,779.79
Desert Hills Bank Operating Money Market	106,144.95
Desert Hills Bank Reserve	29,246.75
Accounts Receivable Assessments	1,375.00

Future Agenda Items

a. Vendor Policy

Russ Parker suggested that the Council set a 10 % cap on costs in excess of estimated vendor bids.

b. Refurbish the Picnic Tables

Gaye Morgan reported that the picnic tables near the tennis court were in need of repair and refurbishment and requested the Council consider the matter at the next meeting.

c. Qualifying The Ranch as a Firewise Community

Dion Mannen suggested that The Ranch work towards qualifying as a Firewise Community, he said the Forest Trails Community had been designated a Firewise Community and it had improved their property values.

Adjournment

The next council meeting will be held on August 23, 2007 at 3:00 PM at HOAMCO.

There being no further business before the council, Mike Enders moved to adjourn the meeting. Russ Parker seconded the motion and it was unanimously approved. The meeting adjourned at 4:25 PM.

Respectfully submitted,

Phil Alvarado, Secretary