



**The Ranch at Prescott
Homeowners Association
Council Meeting Minutes
August 28, 2008**

ATTENDANCE

Council Members in attendance were: Michael Peters – Unit VII, Joan Petty – Unit I, Kent Robinson – Unit V, Doug McArthur – Unit – VI, Scot Lee – Unit IX, Mike Enders – Unit IV, Russ Parker – Unit III, Rosalie Nagle – Alternate Unit IV, Amy Wilcox – Alternate Unit II, Dion Mannen – Alternate Unit VII. Unable to attend were Billie Powell – Unit II and Henry Lenhart – Unit VII. One homeowner was 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 both the Regular and Executive July 24, 2008 meeting minutes. Mike Enders moved to approve the minutes of both meetings as written; the motion was seconded by Scot Lee and unanimously approved.

APPROVAL OF FINANCIALS

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

Community Association Bank (CAB) Operating	\$121,675.48
Community Association Bank (CAB) Operating Money Market	\$ 8,211.06
Community Association Bank (CAB) Reserve Money Market	\$ 20,004.78
CD Accounts	\$101,472.76
Accounts Receivable, Assessments	\$ 2,358.57

Mr. Peters called for a motion to approve the Financial Report. Kent Robinson moved to approve the July 31, 2008 Financial Report, reserving any contrary findings of the annual audit. The motion was seconded by Mike Enders and unanimously approved.

PUBLIC COMMUNICATIONS

The meeting was opened to comments from non-Council members. Unit IV Alternate Rosalie Naigle advised the Council that a course on Landscaping Defensible Space for Wildfires was being offered at Yavapai College. Michael Peters suggested that the Firewise Committee chair, Henry Lenhart, attend the course at the Association's expense. After some discussion Kent Robinson moved to approve the Firewise Committee Chair should attend the course offered on Defensible Space Landscaping at the Association's expense. The motion was seconded by Joan Petty and unanimously approved.

PROPOSED FUTURE AGENDA ITEMS

- a. Clarification of the boundary lines for Unit II
- b. Upcoming Newsletter

OLD BUSINESS

a. For Sale Sign Policy Revision

The Council discussed the proposed revision to the For Sale Sign Policy to prohibit the use of all types of printed information holders, including flyer boxes and tubes. After discussion, Mike Enders moved to modify the For Sale Sign Policy to state no attachments containing printed information are permitted. The motion was seconded by Dion Mannen and approved by a vote of 8 to 1, with Russ Parker voting nay.

b. Cul de Sac Island Project Update

Council Representative Rosalie Naigle presented the Council with a proposed landscape plan for the Cul de sac island on Sunny Cove Circle. The Council reviewed the plan and discussed the need to for a policy with regards to this matter. The decision was made to table the policy preparation until the October meeting.

c. Lot 521

A letter from the Association's attorney enclosing the Drainage Policy has been sent to the lot 521 Owner regarding the drainage issue on their property. No response was received by the Council as of the time of the meeting. The Association Manager requested permission to send copies of other documents that had earlier been requested. Doug McArthur moved to send copies of all documents requested by the Owner. The motion was seconded and unanimously approved.

d. Member Directory

Association Manager Gaye Morgan advised that Ray Loome had provided lists of Members for corresponding to the unit of each Representative. Discussion was held on the procedure to obtain Association members permission to include their information in the directory. It was suggested that an information permission form be added to the

newsletter mailing and that the form also be posted on the Association's web site. Gaye and Rosalie advised they would work on the preparation of this form that the members could mail..

NEW BUSINESS

a. Architectural Committee (ARC)

Council member Scot Lee passed out a fee comparison chart to the council for ARC plan submittal fees. This comparison includes the fees levied by most of the larger homeowner associations in the area. He noted that The Ranch HOA's ARC fees cover plan review by ARC and any subsequent inspections. He and Kent Robinson advised that, consistent with The Ranch HOA's CC&R Declaration, the ARC is currently controlled by the Declarant,.

The Council reviewed a memorandum from Council Member Kent Robinson which was included in their meeting information packet. This memo outlined his research into the Association's documents in response to frequently asked questions regarding the ARC. A lengthy discussion of the Association's responsibility for possible legal fees that may be incurred as a result of ARC actions ensued. The Council emphasized fact that, while it is obligated by the CC&R Declaration (as amended in 2005) to pay legal fees and other costs of litigation associated with the ARC's actions, it would not approve legal fees resulting from any unlawful actions of the ARC, e.g. violations of local, state or federal statutes. Scot advised that the ARC obtains legal opinions when necessary and would certainly consult the Council before bringing a lawsuit.

b. 2009 Budget

The Council reviewed the proposed 2009 Budget included in the Council packet. After some discussion Doug McArthur moved to approve the 2009 Budget as presented. The motion was seconded by Joan Petty and unanimously approved.

c. Compliance Inspections

The Council discussed its participation in the compliance inspections currently being done by the Association Manager. Gaye Morgan advised the she currently does inspection twice a month, usually on the first and third Wednesday of each month. Scot Lee accompanies her on these inspections as time permits. Several Council members indicated that they would be available to assist with the inspections.

d. HOAMCO Management Report

Association Manager Gaye Morgan reviewed the Management Report provided to the Council in their information packet. She called their attention specifically to the report by a Homeowner that her windshield was damaged as a result of the weed clearing along the side of the road by Jonny's Tree & Landscaping. The Council felt that any liability for the reported damage would be the responsibility of Jonny's Tree & Landscaping and requested that Gaye advise the Owner that they should contact the vendor.

Gaye requested the Council's approval on the expanded bid from Jonny's Tree and Landscaping to cover the addition of the weed eating common areas near the tennis courts and along the edges of the trail as requested at the last council meeting. The Council approved the expanded bid.

Gaye also reviewed the upcoming Annual Meeting format and the handouts that will be available at the meeting. The meeting will be held on September 17, 2009 with sign in beginning at 3:00 p.m.

ADJOURNMENT

There being no further business to come before the Council the meeting adjourned at 5:25 p.m.

Respectfully submitted,

Henry Lenhart, Secretary