



**The Ranch at Prescott
Homeowners Association
Annual Meeting Minutes
September 13, 2012**

Call to Order

Dick Tetreault-Unit VII, Chair of the Council, called the meeting to order at 3:33 PM. A quorum was established.

Council Introductions

Dick Tetreault-Unit VII, Chair of the Council, welcomed the members to the meeting and introduced the Council members: Billie Powell-Unit II (absent); Russ Parker-Unit III; Mike Enders-Unit IV; Kent Robinson-Unit V; Rich Muth-Unit VI (absent); Maxine Tinney-Unit VII and Scot Lee-Unit IX. Also introduced were Alternates Emese Sandor-Unit III, Vinny Clark-Unit V (absent) and Bob Tinney-Unit VII. Dick Tetreault-Unit VII then introduced Tim Graves, HOAMCO Association Manager.

Guest Speaker – Ed Paul, Forest Fuels Planner/Fire Ecologist for the Prescott National Forest

Dick Tetreault-Unit VII, Council Chair, introduced the Guest Speaker, Shaun Rydell, City of Prescott Water Conservation Coordinator, who presents water conservation programs throughout the community. Shaun encouraged members to review the "Water Smart" cards included in the monthly water bills and noted there were numerous informational brochures at the Public Works Department as well as the public library on how to improve your water usage. Shaun described rainwater harvesting and noted there are rainwater harvesting incentives members can apply for online. The website prescottwatersmart.com has excellent ideas on how to plan your landscaping, suggestions for low water use plants and even garden tours. Members can also see their five year water use history to help get water budgets under control. The best ways to support water conservation and to keep one's water costs down are to plant low water use plants, take advantage of rainwater harvesting and to find and fix leaks as soon as possible. Shaun noted that a workshop entitled "Virtual Garden Tour" will be held on September 19, 2012 in the Prescott City Council Chambers from 4:30 to 7:30 PM.

Approval of 2011 Annual Meeting Minutes

Chairman Tetreault called for a motion to approve the 2011 Annual Meeting Minutes. The minutes were unanimously approved as presented.

Chairman's Report

Chairman Tetreault reported he had received five or six calls from homeowners with requests for information and suggestions that more information be included on the HOA website. This topic will be addressed at the next Council meeting. One homeowner requested more information on becoming a Council member. Chairman Tetreault encouraged members interested to call him or Tim Graves for more information.

Chairman Tetreault spoke on what he considers the two most important issues during this past year: landscaping and legislation. He discussed the change in lands due to the drought, the decline of the Pinion Pines and becoming a Firewise community to help reduce the potential for fires. Dick spoke of meeting with a Forest Service representative who was impressed with The Ranch for having fire hydrants spaced so close together and for the large tank and several pumps to supply water. Dick noted that federal grants are available to assist homeowners with costs associated with lot clearings and fuel mitigation. The Council is currently researching the requirements for becoming a Firewise community. In reference to the Arizona State Legislature, Dick noted that 20 bills were passed: some of those bills caused the HOA to put new rules in place to comply with the changes in legislation. Chairman Tetreault also briefly discussed a hunting issue, changes to street light rules and new, "No Parking" signs installed by the City in cul de sacs.

Treasurer's Report

Tim Graves presented the Treasurer's Report, as presented in the member hand-out at the meeting. The Balance Sheet Assets as of December 31, 2011 showed that the Operating Fund was at \$357,687 and the Reserve Fund was at \$34,018 for a total of \$391,705. Also noted were the 2011 Revenues at \$135,596 and Expenses were at \$104,498. Tim reported on the seven months of 2012, through July 31, with Revenues at \$134,597 and Expenses at \$60,184. Tim Graves noted that financials were available in the newsletter, on the website (theranchatprescotthoa.org) and that homeowners could call him with any questions. The website is regularly updated with current Council Meeting minutes, monthly financials, CC&Rs, rules and Architectural Guidelines. A homeowner asked what items were included in the Administration costs of \$42,295 and Tim replied there were management fees, office supplies, postage, insurance and legal fees, among other things. **Motion:** A motion was made, seconded and passed unanimously to approve the financials as of December 31, 2011.

Election Results

Kent Robinson-Unit V presented the election results and the new Council representatives for 2012-2013 as follows: Unit I - Clark Moskop, new to the Council; Unit II - Billie Powell was re-elected; Unit III - Russell Parker was re-elected and Emese Sandor was re-elected as Alternate; Unit IV - Mike Enders was re-elected; Unit V - Kent Robinson was re-elected; Unit VI - Will Hansen, new to the Council; Unit VII - Dick Tetreault and Maxine Tinney, re-elected; Unit IX - Scot Lee was re-elected.

Tim Graves noted the IRS Ruling 70-604 passed with 362 for, 11 against and 8 void votes.

Kent Robinson-Unit V related that the Council will determine the Officers at the first meeting following the Annual Meeting and the results will be posted. The next Council meeting will be held October 25, 2012 at 3:00 PM at the HOAMCO office. Kent, on behalf of the Council, recognized Dick Tetreault's two years of service as Chairman of the Council with a special commemorative plaque.

Public Communications

Chairman Tetreault then opened the meeting to comments from the Association Members.

1. Tom Rostafino, President of The Ranch Social Club, invited members to join and to call him for information about the Club.

2. Mike Enders-Unit IV discussed the quarterly newsletter and praised the efforts of the committee working behind the scenes to get the newsletter published, which included Maxine Tinney-Unit VII, Joan Petty-Unit I, Tim Graves, Association Manager and Rosalie Naigle-Unit IV (out of town). In recognition for Rosalie's efforts as editor of the newsletter, Mike Enders presented an appreciation gift of an acrylic plaque. Since this was Rosalie's last year as editor, an editor is now needed for the newsletter and Mike encouraged anyone interested to get involved and sign up as editor or on the committee.

3. A homeowner asked if there were any plans for the property owned by Mrs. Liese, now deceased. Scot Lee-Unit IX related that the property was zoned for multi-family, however, there had been no offers or even anyone contacting him for information, therefore, no plans have been made.

Adjournment

There being no further business, the meeting was adjourned at 4:31 PM.

Immediately following the meeting, Scot Lee-Unit IX gave a brief presentation on the status of the Touchmark Continuing Care Facility, being considered for the 50 acres above Wal-Mart. The project is currently in negotiations. Scot encouraged members to look at the Touchmark website, touchmark.com to see the excellent quality of care this facility provides.

Respectfully Submitted,

Russell Parker, Secretary