



**The Ranch at Prescott
Homeowners Association
Annual Meeting Minutes
September 15, 2011**

Call to Order

HOAMCO Association Manager Ruta Norkus called the meeting to order at 3:30 PM. A quorum was established.

Council Introductions

Ruta Norkus thanked the members for their attendance at the meeting and showing an interest in their community. Ruta introduced the Council members in attendance: Joan Petty-Unit I, who is retiring from the Council after today's meeting; Billie Powell-Unit II; Russ Parker-Unit III; Dick Tetreault-Unit VII, Chair of the Council; and Scot Lee-Unit IX. Also introduced was the Alternate for Unit IV, Rosalie Naigle and Maxine Tinney, Alternate for Unit VII. Ruta recognized those Council members and Alternates who were unable to attend: Mike Enders-Unit IV, Kent Robinson-Unit V; Vinny Clark, Alternate-Unit V; Rich Muth-Unit VI; Dion Mannen-Unit VII and Michael Peters, Alternate-Unit VII. Also introduced was Tim Graves, HOAMCO Association Manager who will be taking the place of Ruta Norkus, who is moving out of the area.

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

Dick Tetreault-Unit VII, Council Chair, introduced the Guest Speaker, Ed Paul, who presented a slide show and discussed wildfires' historic role and the benefits of wildfires, i.e., promoting tree health and vigor, supporting new life and creating diversity. However, Mr. Paul's goal is the suppression of wildfires and reported that maintenance is critical, since wildfires destroy life, property, civil infrastructure and reduce area property values. Mr. Paul gave an update on the treatment around The Ranch and reported, although the contractor was shut down for fire season, they are starting again on the 800 acres left to treat and the plan is to have everything cleared by Christmas, 2011. Mr. Paul also mentioned that due to the smoke from controlled burns, his office keeps a list of those with respiratory problems who are notified prior to the controlled burns. A homeowner mentioned that his property bordered the forest and there was a lot of brush left over from past treatments. Mr. Paul will see that the homeowner gets the correct phone number to call to insure the brush is picked up. Another homeowner questioned whether there were any logging contracts and Ed Paul reported that 400-500 acres were "logged" each year in the Prescott Basin. Mr. Paul encouraged homeowners to keep their properties well-manicured and maintained, to reduce the possibility of fires.

Approval of 2010 Annual Meeting Minutes

Chairman Tetreault called for a motion to approve the 2010 Annual Meeting Minutes. The minutes were unanimously approved as presented.

Chairman's Report

Chairman Tetreault recognized three committees and their members for their on-going and tireless work: Newsletter/Directory Committee, with Rosalie Naigle- Unit IV, Joan Petty-Unit I and Mike Enders-Unit IV; Government Affairs Committee with Maxine Tinney-Unit VII, Scot Lee-Unit IX and Dick Tetreault-Unit VII; and the Architectural Committee consisting of Scot Lee-Unit IX. Chairman Tetreault gave the background and explanation of seven new laws that were passed by the State of Arizona which affect homeowners' associations. The laws have affected some of the CC&Rs of The Ranch and those will be reviewed by the Council. Chairman Tetreault discussed some of the new laws which included references to members being allowed to audio or video-record meetings, the "dispute process", the Gadsden flag and regulations for "For Sale" signs. Chairman Tetreault also explained reasons for the concern that many of the street lights were not working, i.e., crime and safety purposes.

Treasurer's Report

Russ Parker-Unit III presented the Treasurer's Report, as presented in the member hand-out at the meeting. The Balance Sheet Assets as of December 31, 2010 showed that the Operating Fund was at \$332,266 and the Reserve Fund was at \$29,000 for a total of \$361,266. Also noted were the 2010 Revenues at \$134,545 and Expenses were at \$105,364. Treasurer Parker reported that all of the financials were available on the website (theranchatprescotthoa.org) and he would be glad to answer any questions regarding the financials. The Ranch website is regularly updated with current Council Meeting minutes, monthly financials, CC&Rs, rules and Architectural Guidelines. He also noted that the financial books are audited fully every five (5) years and compilations are performed the other four years. **Motion:** A motion was made, seconded and passed unanimously to approve the financials as of December 31, 2010.

Election Results

Ruta Norkus, HOAMCO Association Manager, presented the election results and the new Council representatives as follows: Unit I: There were two write-ins and no one accepted the position. Unit II: Billie Powell was re-elected and Ellie Laumark was a write-in and agreed to serve as Alternate. Unit III: Russell Parker was re-elected and Emese Sandor will serve as Alternate. Unit IV: Mike Enders was re-elected and Rosalie Naigle will serve as Alternate. Unit V: Kent Robinson was re-elected. Unit VI: Still being decided; no one ran and some write-ins cannot serve; waiting on a call back from the candidate who received the most write-in votes. Unit VII: Dick Tetreault was re-elected; Maxine Tinney received the next highest number of write-in votes and has agreed to serve as the Member. Bob Tinney and Hank Lenhart were also write-ins and have agreed to serve as Alternates for Unit VII. Unit IX: Scot Lee was re-elected. The Council will meet and determine the Officers at a later date and the results will be posted. The next Council meeting will be held October 27, 2011 at 3:00 PM at the HOAMCO office.

Public Communications

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

1. A member asked if questions had to be submitted prior to the meeting and Chairman Tetreault replied that they did not.

2. A member questioned whether there were any traffic or congestion problems anticipated as a result of the new Trader Joe's being built. Chairman Tetreault reported that the City of Prescott did a study of traffic flow from The Ranch and the Association was told there should not be a problem; however, Scot Lee-Unit IX noted that if a traffic light is required, the City reported it will be installed.

3. Russ Parker-Unit III discussed the responsibilities of Council members and related it was much more than a bi-monthly meeting; then he praised Chairman Tetreault for his on-going efforts and time spent on behalf of the community and presented Chairman Tetreault with a gift and card from all of the Council members.

Adjournment

Before the meeting was adjourned, Chairman Tetreault recognized Ruta Norkus, HOAMCO Association Manager, for her efforts and support of the Association and the Council and presented her with a gift of appreciation, an inscribed clock, on behalf of the Council.

There being no further business, the meeting was adjourned at 4:26 PM.

Respectfully Submitted,

Russell Parker, Secretary