



**DRAFT**

**The Ranch at Prescott  
Homeowners Association  
Annual Meeting Minutes  
September 17, 2008**

**Call to Order**

Council Chairman Michael Peters called the meeting or order at 3:30 p.m. A quorum was established.

**Introduction**

Mr. Peters then made the head table introductions. Council Chairman Michael Peters – Unit VII, Scot Lee – Unit IX, Henry Lenhart – Unit VII, Russ Parker – Unit III, Kent Robinson – Unit V, Mike Enders – Unit IV, Joan Petty – Unit I, Rosalie Naigle – Alternate Unit IV, Billie Powell – Unit II, and Christopher Brown – Alternate Unit VI. Mr. Peters thanked all the Council members for their service and asked the audience to recognize them for this service. He also introduced those in attendance from HOAMCO, Association Manager, Gaye Morgan, Chief Financial Officer Michelle Brannock and Recording Secretary, Judy Connick.

**Approval of 2007 Annual Meeting Minutes**

Mr. Peters called for a motion to approve the 2007 Annual Meeting Minutes as amended. Henry Lenhart moved to approve the minutes as amended. Mike Enders seconded the motion and it carried unanimously.

**Chairman's Report**

Mr. Peters summarized the accomplishments that the Homeowners Association (HOA) governing Council had achieved during the past year. He advised that the Association's Compliance Policy had been revised resulting in several improvements and clarifications. He noted that the Council has instituted some cost saving measures such as retaining local, rather than Phoenix lawyers to handle legal issues for the Council. The Council also modified and clarified The Ranch's Use Restrictions and Rules. The For Sale Sign Policy in The Ranch was revised and amended to bring it into compliance with the changes to the state law. He reported that it was brought to the Council's attentions that the plats for Units V & VI indicated that the Association was responsible for maintenance of the drainage easements in those Units. The Council had previously been unaware of this exception for Units V & VI and consulted with the Attorney to

clarify what action by the Association constitutes drainage maintenance. The Attorney researched the matter and advised that the Council prepare and approve a Policy of Maintenance which was adopted by the Council. The Council also began investigating the actions necessary and the advisability of The Ranch at Prescott achieving designation as a "Firewise Community". Volunteers for a Firewise Committee were solicited.

### **Unit VIII Update**

Council member Scot Lee advised those present on the current status of construction in Unit VIII. He stated that the utilities were installed and that the project was nearing the end of construction. He indicated that the curbs would be constructed and that the roads would be surfaced in October. The lots are an average of two-thirds of an acre there were a number of large, fairly level lots. Mr. Lee addressed a question regarding construction workers beginning work earlier in the day than stipulated by The Ranch CC&Rs and advised that he would look into the matter and reminded everyone of the hours that construction work is permitted in The Ranch. He also addressed a question about plans for a nearby multi-family homes development that would exit onto Gateway Blvd. He advised that this development would not be a part of The Ranch and that there would be a barrier between the multi-family homes and The Ranch properties. Mr. Lee advised that the clean-up of the area would take approximately 6 weeks and that all disturbed soil would be reseeded.

### **Election Results**

Association Manager Gaye Morgan advised that HOMACO counted the 2008 Council Election ballots and that they were observed during the counting process by Council Representative Rosalie Naigle. Council Chairman Michael Peters announced the new Council representatives would be as follows: Joan Petty – Unit I, Billie Powell – Unit II, Amy Willcox – Alternate Unit II, Russell Parker – Unit III, Rosalie Naigle – Unit IV, Mike Enders – Alternate Unit IV, Kent Robinson – Unit V, Doug MacArthur – Unit VI, Henry Lenhart – Unit VII, Dion Mannen – Alternate Unit VII, Dick Teatrault – Unit VII and Scot Lee – Unit IX.

### **Public Communications**

Mr. Peters then opened the meeting to questions from the Association Members. He advised that he had two questions that had been submitted in writing prior to that meeting that had not yet been answered.

The first question concerned the Fire Department's assessment of the fire hazards/risks of the Ranch property that was undertaken this past year. The question also addressed a concern for fire hazards on unimproved properties adjacent to residences. Mr. Peters explained the compliance policy and advised that any concerns regarding vacant properties should be brought to a Council representative or the Association Managers attention.

The second question addressed the issue of the federal and state legislations rulings regarding solar panels on roof tops. Mr. Peters advised that State Senate Bill 1254 provides that an Association cannot prohibit installation or use of a solar energy device. An Association may adopt reasonable rules regarding the placement of a solar energy

devices so long as those rules do not (1) prevent the installation of the device; (2) impair the functioning of the device; (3) restrict its use; or (4) adversely affect the cost of the device. The new law also states that courts must award reasonable attorney's fees and cost to any party who substantially prevails in an action against the Association's governing Council for violating the law. Mr. Peters explained that the installation of solar devices would be reviewed by the Association's Architectural Committee ("ARC") and that the the Committee would work out a solution in conjunction with the state law.

A Member asked when the roads in the community would be repaired. It was explained that the City of Prescott was responsible for this work and that the roads were long overdue for resurfacing. The Council and the Association Manager have written many letters and e-mails and held meetings with City representatives in attempt to get the road work done. Due to a reduction in tax revenues and a taxpayer approved diversion of existing streets funding (two percent sales tax) to the purchase of open space, the work on resurfacing The Ranch Streets was not in the budget for this year.

A member asked when a new Ranch telephone directory would be coming out. It was explained that the information was in the process of being updated and a form would be included in the newsletter to all members. The Directory is published every two years.

A question was asked regarding currently submitted plans for new homes in Unit IX. Scot Lee advised that one plan had been submitted to the City for approval.

**Adjournment**

There being to further business the meeting was adjourned at 5:50 p.m.

Respectfully,

Henry Lenhart, Secretary