



**The Ranch at Prescott  
Homeowners Association  
Annual Meeting Minutes  
September 17, 2009**

**Call to Order**

Council Chairman Kent Robinson called the meeting to order at 3:00 PM. A quorum was established.

**Introduction**

Mr. Robinson thanked the members for their interest in their community and for attending the meeting. He then made the head table introductions. Council members in attendance were: Scot Lee-Unit IX, Dick Tetreault-Unit VII, Hank Lenhart-Unit VII, Bud Brown-Unit VI, Rosalie Naigle-Unit IV, Russ Parker-Unit III, Joan Petty-Unit I and Chairman Kent Robinson-Unit V. Billie Powell-Unit II, was unable to attend the meeting. Also attending was Gaye Morgan, HOAMCO Association Manager and Donna Forster, Minute Taker.

**Approval of 2008 Annual Meeting Minutes**

Chairman Robinson called for a motion to approve the 2008 Annual Meeting Minutes.

**Motion:** Russ Parker, Unit III, moved to approve the 2008 Annual Meeting Minutes. The motion was seconded by Joan Petty, Unit I. The minutes were approved unanimously.

**Chairman's Report**

Mr. Robinson discussed CC&Rs and Rules Enforcement and reported there had been violations in several areas, which were taken care of by Gaye Morgan, HOAMCO Association Manager. Signage placement had been an issue, but the CC&Rs were in compliance with the State law and allowed signs on private property and not in the streets or right of way. Another topic of concern had been a bill before the State Senate that was ultimately defeated in committee. The bill would have allowed cars to park on streets overnight, which could have impeded emergency vehicles. Mr. Robinson also praised Maxine Tinney, who converted and re-transcribed the HOA governing documents to make them "searchable" by key words. A certified copy will be placed on the HOA website. Regarding Street Improvements, Mr. Robinson reported that, due to a four year effort by the Association and numerous meetings and communications with the City, 60% of the 21 miles of streets in The Ranch had been resurfaced, at a cost of \$450,000 to the City. Lee Boulevard will be resurfaced in 2010.

### **Drainage Committee Report**

Dick Tetreault, Unit II, gave an overview of several projects that had been resolved by the Streets and Drainage Committee: City of Prescott completed a clean out of the streets right-of-way bar ditches; the reconstruction of several manholes had been completed and several complaints from Units V and VI were addressed. In Unit II, the Oaks' culverts under Barcelona Way were cleaned out, which was a major undertaking. The project involved hiring an engineer, submitting a plan to the City and obtaining a building permit and hauling in large rocks which were encased in wire and chain link to keep them from eroding again. As a result, there will be minimal clean up in the future.

### **Treasurer's Report**

Before giving the Treasurer's Report, Hank Lenhart, Unit VII, as Defensible Space Committee outgoing Chairman, thanked all of the homeowners for creating defensible space around their properties and called for a volunteer to Chair the committee. Mr. Lenhart discussed the Treasurer's Report presented in the handout to the homeowners and noted several areas of interest. The culvert project in Unit II was paid from the Reserve Fund and will be reimbursed by the Operating Funds as funds become available. The independent CPA audit of the HOA Financials as of 12/31/08 has been completed. The audit found that the financial statements fairly represented the financial position of the Association in all material respects. The few suggestions made by the auditor had been done. Mr. Lenhart noted that there was a new line item in the Income/Expense statement: Repairs/Maintenance – Drainage. A noteworthy item that Mr. Lenhart presented was that there would be no increase in the annual homeowner assessment. It would remain the same, at \$125 per unit.

### **Election Results**

Chairman Robinson expressed his appreciation and thanks to the Board for their time and efforts in behalf of the community. He then presented the election results and the new Council representatives as follows: Joan Petty – Unit I, Billie Powell – Unit II, Russell Parker – Unit III, Rosalie Naigle – Unit IV, with Alternate Mike Enders – Unit IV, Kent Robinson – Unit V, Dick Tetreault – Unit VII with Dion Mannen – Unit VII and Hank Lenhart- Unit VII as Alternates and Scot Lee – Unit IX. No one as yet has volunteered for Unit VI, but there may be write-in names on the ballots and the Council will appoint a representative if necessary.

Rosalie Naigle, Unit IV, recognized and thanked Kent Robinson, the Outgoing Chair, for his continued efforts and support of the Association. Mrs. Naigle presented a plaque to Mr. Robinson in behalf of the Council Members and the Association for his years of service to the betterment of the community.

### **Public Communications**

Mr. Robinson then opened the meeting to questions from the Association Members. There were no questions submitted prior to the meeting.

Joe Maysik noted that all streets in Unit VIII had been chip sealed and it didn't appear as if they needed it. He questioned why West Lee Boulevard wasn't done. Mr. Robinson stated that the chip sealing in Unit VII was specified by the developer as an additional protection and it was also required by the City of Prescott.

A member asked how to remove black (asphalt) from his driveway. Mr. Robinson suggested ultraviolet light. Other suggestions from members were Brake Clean and WD-40.

A member questioned as to whether banks were paying homeowner dues for bank owned properties in The Ranch. Gaye Morgan explained that three banks had been very good about paying the homeowner dues but the rest had not. Liens had been placed on those banks not paying the dues.

Steve Carter requested information about the maintenance of the trails in The Ranch. Mr. Robinson explained that, in the past, the trails were maintained by the homeowners. Gaye Morgan furthered explained that the trails have been maintained in a "natural" state, with the goal of trying to keep the trails and vegetation as natural as possible. Two times annually, the weeds are cut down. Mr. Robinson congratulated Mrs. Morgan on her efforts in the weed control program, which is self-sustaining.

A homeowner asked what to do about dead limbs on trails. Gaye Morgan requested to be notified and she would take care of it.

### **Adjournment**

There being no further business, the meeting was adjourned at 3:55 PM.

Respectfully Submitted,

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Russell Parker, Secretary