

**The Ranch at Prescott
Homeowners Association
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Annual Meeting Minutes
September 27, 2007**

Call to Order

Council Chairman Dion Mannen called the meeting to order at 3:30 PM.

Mr. Mannen went on to say that at this year's annual meeting the open forum portion of the meeting would be held at the end of the meeting. He asked that those in attendance to hold their questions until the end of the meeting when there will be ample time for all questions.

Introduction

Mr. Mannen then made the head table introductions. Council Chairman Dion Mannen – Unit VII-A, Vice-Chairman Russ Parker – Unit III, Secretary Phil Alvarado – Unit I, Scot Lee – Unit IX, Billie Powell – Unit II, Mike Enders – Unit IV, Alternate Ray Loom – Unit V, and Ron Knudsen – Unit VI. He also noted that the Council Treasurer, Robert Tinney and Council member Kent Robinson were unable to attend.

Also in attendance from HOAMCO were Judy Smeltzer, Chief Operating Officer, Michelle Harbison, Chief Financial Officer, Gaye Morgan, Association Manager, and Judy Connick, Recording Secretary.

Dion Mannen then stated that three present council members chose not to run for another term. Ron Knudsen, Bob Tinney, and Phil Alvarado and he expressed his thanks for all the help that all three had given to him in the past year. Dion said he especially wanted to thank Phil Alvarado who volunteered a great deal of time to put together The Ranch web site that he believed was second to none. He indicated that they were very appreciative for the work that he did. He went on to say that the web site was a very good information tool for all of us who live in The Ranch or anybody else around the country or the world if they get on the internet, they can learn about The Ranch. He stated that the web site was very well done and requested a round of applause for Phil.

Approval of Minutes

Mr. Mannen called for a motion to approve the amended 2006 Annual Meeting minutes. Russ Parker moved to approve the minutes. Phil Alvarado seconded the motion and there being no further discussion the minutes were unanimously approved.

Chairman's Report

For Sale Sign Legislation

Mr. Mannen addressed the new For Sale Sign Legislation that had been recently passed by the State Legislature. He referred to a letter that he had sent out regarding this recently passed law. He stated that the State Legislature can overrule the Association's CC&R's and they have in this case. This

legislation went into effect on the 19th of September. The Legislature has given parameters that the Association can stay within. For Sale Signs can be 18 by 24 inches, the rider sign can be 6 by 24 inches and only one sign is permitted by law on the homeowners property. He went on to say what was not mentioned in the letter was that the property owner can not place the sign in the right of way; the right of way can be anywhere from a minimum of 8 feet to 11 feet depending on where your located. He advised that they have received a number of complaints already, and they will correct the ones that are placed close to the road. A number of members had expressed concern about the legislation prior to it going into effect. The council looked at ways that they could address this matter, and we will be working with other Homeowners Associations in the area to try to come up with a solution. He advised that the wheels of government move pretty slow, but we are going to try to get this legislation retracted. He stated the final decision on For Sale Signs is at the discretion of the property owner. The Realtors that we have spoken to agree that it is not going to make the development that attractive having all the different colored signs. A number of homeowners have said the same thing. He indicated that for now they hope that the good will of the residents would lead them to comply with The Ranch's sign policy. He mentioned a couple of options were on the table for the new council to consider; sending a letter to property owners who property is for sale requesting they comply with The Ranch's sign policy; or providing the correct signage at the Association's expense for complying with our sign policy.

The Ranch at Prescott Election Results

Mr. Mannen advised those present of the election results. He indicated that the turnout was rather light and the ballots had been counted on the previous Monday, September 24th and that a few of the Council Members and candidates were present for the ballot counting. He advised that there were no volunteers for Unit I. Representing Unit II on the new council will be Billie Powell, Unit III is Russ Parker, Unit IV is Mike Enders, Unit V is Kent Robinson, Unit VI has a new representative Doug McArthur, the new representative for Unit VII-A is Hank Lenhart, and the new representative for VII-B is Mike Peters, and of course representing Unit IX is Scott Lee. He advised that at the end of the Annual Meeting the new council will meet and elect the officers, Chairman, Vice-Chairman, Treasurer, and Secretary. Mr. Mannen then turned the floor over to Councilman Scott Lee to present an update on the development of Unit VIII.

Unit VIII Update

Councilman Scott Lee spoke to the most common questions asked. The development will be single family, some people thought it could be a multiple-family site, but it is not. It will be comparable to the neighborhood that comes off of Morning Glow. He stated that thirty one lots are platted. He indicated that the slope has not been touched. He then pointed out the area on the large map displayed to those present and advised that the area above it is not include in Unit VIII. He advised that once the roads are opened people will find there are beautiful lots with spectacular views. He advised that they had actually designed them a little bit larger than originally intended so they are compatible with the neighborhood behind it.

Jeremy Brinkerhoff, with the Prescott Fire Department

Jeremy Brinkerhoff introduced himself as the Wildland Code Enforcement Officer for the City of Prescott. He advised that they had recently conducted what they call a Red Zone Survey, a palm pilot based survey that asks 30 questions that are relevant to making your home defensible. It indicates how your home stacks up on a point value system. The whole thing is based around topography, fuel types, the type of construction of the home, and the overlying area, what the roads look like, and what type of access do they have if there were a wildfire event. It also goes to looking at what type of response we can have during an emergency medical call, so we are looking at things like your address makers and how visible they are from the street. They also take a GPS location and

a picture, and if a person is not at home they do the maximum amount of survey that they can from the street, they do not go on property unless they are invited by the homeowner. All of the information that they gather is entered into a data base that they have and projected onto a map. That map gives them a good understanding of where their problem areas are and how they could attack a fire if it were to encroach on The Ranch.

He indicated that defensible space is space around the home that allows firefighters to safely defend a home in the event of a wildfire. It doesn't guarantee that your home will not burn; it typically is a space from zero to thirty feet from the house.

He stated the Prescott Fire Department still has their Defensible Space Program that runs during the fall and winter. It is a two fold program. The Department of Corrections Fire Crews can come out and create defensible space around your home, it starts with an assessment and then the space is actually treated DOC fire crew. The cost is \$100.00 supported by Federal grant; the homeowner just pays \$100.00 after the work is completed. The other part of the program is the chipping program, if the work is done by a private contractor or you do the work yourself, you just haul the material to the street and the Fire Department will come and chip it. He stressed that this was just during the fall and winter, because during the summer months the crews are off fighting wild fires in other parts of the country and not available to work the chipper. The chipper service is free it is run entirely by donations. It allows them to take a lot of material in a short amount of time and really reduce the amount of flammable vegetation on property.

He closed by stating that if anyone has any questions or concerns he would be glad to come out and walk their property and give their professional opinion on what may need to be done. Mr. Brinkerhoff may be reached at 928-777-1700.

Rick Vander Mark, with Southwest Forestry Inc.

Rick Vander Mark stated that he had worked with the Department of Corrections fire crews and that they are hard working and cost effective. He showed slides and explained defensible space and its purpose. Mr. Vander Mark has worked closely with Mr. Brinkerhoff on defensible space issues.

John Ravnik, with Allstate Insurance – Insurance Summary as it relates to Defensible Space

John Ravnik is a licensed insurance agent in the State of Arizona. He also advised that he is a volunteer with the Prescott Area Wildlands Urban Interface Commission. Mr. Ravnik discussed defensible space and its relationship to managing fires. Mr. Ravnik's presentation provided information regarding wildfires and how they spread. He made available some pamphlets with information about resources that are available to homeowners.

Public Communications

Chairman Dion Mannen thanked all the speakers for their sobering remarks and encouraged the new Council members to continue their efforts toward making The Ranch a fire wise community. He then opened the meeting to questions from the membership. He advised the he had received two questions in writing prior to the meeting.

The first concerned rental property. Mr. Mannen advised that the question of rental property in The Ranch was raised at the last annual meeting and that the council had looked into the question of rental property in The Ranch. He advised that what they wanted to do and what they could do legally were two different things. He indicated that they do require the owner to register with our association manager. The question was submitted by someone who has a rental property as a neighbor and they

have a concern with the weed situation on the property. He encouraged this individual to continue to report these things to Gaye Morgan the Association Manager and she will follow up on the problem. He stated that Gaye does a very good job for the community and responds very quickly to concerns.

The other question submitted in writing concerns speeding down Lee Blvd. Mr. Mannen advised that a lot of the problem is construction workers but a lot is residents who are also guilty of speeding on Lee Blvd. He cautioned that the lower curvy areas are where the deer and javalina cross the road and if you hit one at 30 to 40 mph you will cause serious damage to your vehicle. He expressed the hope that people will be more diligent at observing the speed limit. He advised that he has observed a motorcycle police officer with radar on occasion and felt that this would help control the problem. He indicated that there is not much as an association that they can do other than notifying the police department. He then turned it over to the audience for their questions.

A member indicated that he had his property cleared but that the neighboring lot was very overgrown and he wanted to know if the Association can do anything to require the lot to be cleared. Association Manager Gaye Morgan advised that the Association has a four step compliance policy that must be followed. The property owners will be notified in writing and must be allowed time to comply if they do not comply they will be fined and must be notified by certified letter of fine. If they still do not comply the matter is taken to the council for their decision to institute self help in correcting the problem. The process takes time and Gaye requested that she be notified of problem areas. She also advised that any compliance is limited to the Association's policy which is dead trees and weeds.

A member stated that one of the slides shown during the presentation indicated that homeowners should look for an alternate way out to use in the event of a fire; concern was expressed that there is only one way out of The Ranch and questioned if the Council was considering doing something about this issue. Councilman Lee advised that Lee Blvd was four lanes and had been designed to evacuate the entire Ranch in fifteen minutes if all four lanes were used as exit lanes.

A member asked if anyone had heard anything more about ADOT extending Lee Blvd to use as a link between Highway 69 and Interstate 17. Mr. Mannen advised that that was out of the area of responsibility of the Council but he had not heard of this, and noted that it would extend into the National Forest and doubted that would happen.

The next question was addressed to Jeremy Brinkerhoff. If your defensible space extends into the National Forest what can be done and are there prevailing wind in The Ranch and which areas of The Ranch are most vulnerable? Jeremy responded by saying that Ian Fox would be the one to contact if your defensible space extends into the National Forest. Most times they are very open to allowing people to go onto the forest lands and extend their defensible space into the National Forest. He stated that the prevailing winds are typically out of the south – southwest and this kind of works for The Ranch in that the bowl that you have is in opposition that this, as far as which areas are most at risk, he state that the risks is pretty much the same throughout The Ranch.

The question of liability was raised about the extent of a homeowner's liability in the event of wild fire. It was clarified that the issue of liability was directed at property that was not maintained in a defensible condition and not a homeowner who has maintained their property.

The Rich Vander Mark was questioned if he knew what the problem with the Cottonwoods in The Ranch and he replied that he would have to look at them to be sure but that the insect population is up and that it could be a insect problem or lack of water but he would have to see them to be sure.

Adjournment

In closing Dion Mannen stressed that the information provided on wildfires was to make the members of The Ranch aware of the risk and put the information out to help people lower the risk.

There being no further business before the council, Russ Parker moved to adjourn the meeting. Scott Lee seconded the motion and it was unanimously approved. The meeting adjourned at 4:50 PM.

Respectfully submitted,

Phil Alvarado, Secretary