



**The Ranch at Prescott
HOA Council Special Meeting Minutes
July 13, 2017**

ATTENDANCE

Council Members in attendance were Bernie Tibbs-Unit I, Mike Enders-Unit IV, Chuck Fullington-Unit V, Paul Scrivens-Unit VI, Scot Lee-Unit VII and Terry Madedda-Unit IX. Ann Zdanowski, HOAMCO Association Manager was also present.

CALL TO ORDER/ESTABLISH A QUORUM

Council Chairman Mike Enders-Unit IV called the meeting to order at 3:00 pm, introduced the guests, and a quorum was established.

Approval of amended Use Restrictions and Rules

Mike explained the Special meeting was called to approve the wording in the amended Use Restrictions and Rules. After some discussion, the wording was agreed upon and Scot made a motion to approve, Terry Madedda seconded, the vote was unanimous. The amended copy will go out to the membership next week along with the survey regarding the tennis court.

The Firewise newsletter was discussed and Mike suggested explaining a little more what a Level 2 Fire danger means. Paul did not want to change it. The newsletter is scheduled to go out next week. Scot stated that he will be adding a letter from the Architectural Committee, too.

Chuck stressed the need to enforce fire mitigation on vacant lots because the City isn't going to do it. Terry read City requirements for vacant land. Mike and Scot said the City is putting out information to the contrary and they were told the Firewise requirements were only ever meant for Improved lots.

After getting legal counsel, Scot and Mike refuted an email that Paul sent to the Council. Paul's explanation of A.R.S 33-1817 was quoted from another Community. ARS 33-1817 states the Architectural Committee Chairman must be a Board Member, which is the case and has been since the law was adopted.

Scot stated Firewise is not in the CC&R's and would need to go out to a vote of the membership to be able to enforce. Scot is concerned about some people clear cutting their property and that is why all lot modifications are going through the Architectural Committee. The question came

up that Scot is not a certified Assessor and he said he would like to go through the class next time it is available.

Future Agenda Item:
Audit Wrap-up

NEXT COUNCIL MEETING: The next scheduled Council meeting is August 24, 2017, at 2:00 pm at HOAMCO.

ADJOURNMENT: Motion: Having no further business to conduct. The meeting was adjourned at 4:20p.m.

Terry Madeda, Secretary/Treasurer