



**The Ranch at Prescott
Homeowners Association
Annual Meeting Minutes
September 10, 2015**

Call to Order

Chairman Kent Robinson-Unit V called the meeting to order at 3:30 pm. The meeting took place at the Hassayampa Hotel Marina Room in Prescott. A quorum was established.

Council Introductions

Chairman Kent Robinson-Unit V welcomed members to the meeting and introduced and thanked the Council members for their service: Jim Peters-Unit I (absent); Billie Powell-Unit II (absent); Russ Parker-Unit III (Secretary/Treasurer); Mike Enders-Unit IV; Paul Scrivens-Unit VI; Scot Lee-Unit VII and Bill Bielfeldt-Unit VII; and Terry Madeda-Unit IX. Kent then introduced Ann Zdanowski, HOAMCO Association Manager, who took over for Tim Graves in December 2014.

Chairman's Report

In discussing the **HOA Financial Condition**, Chairman Kent Robinson stated the assessment rate of \$125 per lot for the approximate 1,000 lots has remained the same since the HOA began in 2006. Maintenance costs for the 1,000 plus acres and 28 acres of open space (common areas) have increased due to recent drainage issues. The HOA would like to improve the open area along Lee Boulevard and this work will most likely be done in 2016. The budget expenditures for 2016 do not call for an increase in assessments; however, the new Council has the responsibility for setting assessments. One of the main objectives of the Council is **CC&R Compliance**. The Council must set rules to be in compliance with state statutes, but generally the Council tries to ensure that all members comply with the current regulations. Ann Zdanowski, HOA Association Manager, performs a full evaluation of the area each month. About forty violation letters are in process most of the time. The major concern is weeds and overgrown lots. The compliance process is difficult when lots are owned by trusts, banks or out-of-town owners: the State of Arizona prohibits the HOA from fining an owner over \$2,500 and sometimes the cost of clearing the lots is much more. A "self-help" provision is available; however, the HOA is liable if anything happens while anyone is working on the property in question. The cost of the **Ranch Entry Landscaping** was approximately \$44,288, and landscaping improvements will continue on the common areas. Open areas must be maintained and drainage is a concern in the common areas. Kent Robinson explained that **Drainage Projects** have been on-going.

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Three years ago the HOA spent between \$40,000 and \$50,000 on the main drainage that goes through the open area along Lee Boulevard and ends at COSTCO. In Unit II, an agreement was made between the HOA and a homeowner to repair drainage leading to the property. The HOA is not responsible for repair of individual properties but is responsible for drainage in the common areas.

Kent related that the **Association Emphasis for 2016** is to maintain the appearance of shared property (open space) and to find a way to reduce fire hazards on lots that have not been properly maintained. Considerable progress has been made in the last ten years in having owners clear lots, and the Firewise program has aided in those improvements.

Treasurer's Report

Chairman Kent Robinson introduced Ann Zdanowski, HOA Association Manager, and Ann presented the Treasurer's Report for the first seven months in 2015, as well as 2014 year end financials. Through July 31, 2015, Revenues were at \$135,030 and Expenses were at \$90,841. Ann noted that homeowner assessments were at \$115,625, or 85% of the total revenues, and weed abatement income was at 10%, \$14,625. The Balance Sheet Assets as of December 31, 2014 showed that the Operating Fund was at \$457,381 and the Reserve Fund was at \$42,288 for a total of \$499,699. The Revenues for year end December 31, 2014 were at \$134,212 and Expenses were at \$125,134.

Firewise Program

Paul Scrivens, who has volunteered to be on the Firewise Committee, spoke about the serious threat of fire dangers, since The Ranch is located in a wildfire area. Paul informed the members that the State Forestry Service is installing a 150 foot barrier around The Ranch, which will help mitigate the fire danger, but the undergrowth of dense brush and weeds, especially on empty lots, is a cause for concern. The Prescott Fire Department is often available to do assessments of property, at no charge. More information for owners is available on firewise.org. Paul stated he needs at least two or three more volunteers on the committee and hopes to have everything in place by the end of the year to work towards becoming a Firewise Certified community again, as The Ranch was in 2013. Paul will report on Firewise Committee progress in the newsletter. Also noted was a timesheet form, available on the website that owners may use to track their time and funds spent clearing and maintaining their lots. The timesheets should be turned over to Ann Zdanowski when completed. In response to a member's question about what can be done now, Kent Robinson explained that the CC&Rs and Firewise are two different paths: Firewise provides grants to clear property; the CC&Rs enforcement in regards to mandatory firewise clearing is a matter for the new Council to consider and is expected to be an expensive process.

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Election Results

Ann Zdanowski announced IRS Revenue Ruling 70-604 and the 2014 Annual Meeting Minutes were approved by the members. Ann then presented the election results and new Council for 2015-2016: Unit I – Phil Alvarado (no Alternate); Unit II – Janel Leigh Burt (Alternate Billie Powell); Unit III – John Stilo (Alternate Russell Parker); Unit IV - Mike Enders (Alternate Rosalie Naigle); Unit V – Chuck Fullington (Alternate Kent Robinson); Unit VI – Paul Scrivens (no Alternate); Unit VII – Scot Lee and Bernie Cygan (Alternate Joe Pendergast) and Unit IX - Terry Madedda (no Alternate).

Council Member Mike Enders recognized Kent Robinson, on behalf of the Council and the HOA, for his long term commitment to the community. Mike related that Kent has been involved with the Council since it was turned over by the Declarant and that he has been Chairman for half of that time. Mike wanted to publicly acknowledge Kent's dedication and the Council's appreciation and led a round of applause by the members.

Public Communications

Chairman Kent Robinson then opened the meeting to comments and questions from the Association Members.

1. Several members asked about the State Forestry barrier. Kent related that the Forest Service will clear a fire break around the Ranch 150 feet wide, this effort will take place before the end of the year and the clearing does not include State land. The clearing will be from the southwest corner to the east side and will come up to property lines.

Adjournment

There being no further business, Kent Robinson adjourned the meeting at 4:12.

Respectfully Submitted,

Ann Zdanowski, Community Association Manager