



**The Ranch at Prescott  
Homeowners Association  
Annual Meeting Minutes  
September 22, 2016**

**Call to Order**

Council Vice Chairman Mike Enders-Unit IV called the meeting to order at 3:40 pm. The meeting took place at the Hassayampa Hotel Marina Room in Prescott. A quorum was established and there were approximately 70 owners who were present at the meeting. Also in attendance was Ann Zdanowski, HOAMCO Association Manager and Donna Forster, Minutes Taker. Mike Enders noted that the Ranch Annual Meeting Minutes of September 10, 2015 had been approved by the owners.

**Council Introductions**

Council Vice Chairman Mike Enders welcomed members to the meeting and introduced and thanked the previous year's (2015-2016) Council members for their service: John Stilo-Unit III (Chairman); Mike Enders-Unit IV (Vice Chairman); Terry Madeda-Unit IX (Secretary-Treasurer); Phil Alvarado-Unit I; Chuck Fullington-Unit V; Paul Scrivens-Unit VI (absent); Bernie Cygan and Scot Lee-Unit VII; Billie Powell-Unit II and Joe Pendergast-Unit VII Alternate(absent). Kent then introduced and thanked Ann Zdanowski, HOAMCO Association Manager, for her assistance during the year.

**Chairman's Report**

In discussing the **HOA Financial Condition**, Council Vice Chairman Mike Enders stated the Ranch has approximately 1,000 lots and assets including 28 acres of open space, landscaping, drainage and sculptures. The cost for maintaining the open space and Firewise clearing during 2016 was about \$44,000 and about the same cost is expected for 2017. A grant from Prescott Area Wildland Urban Interface Commission (PAWUIC) helped clear the east side of Lee Boulevard and additional grants are anticipated for 2017. In addition, the State Forestry Department completed 150 feet of a firebreak barrier at the southwest corner of the Ranch to the east side. Regarding **Drainage Projects**, the nature trails have had severe erosion. The HOA is not responsible for the repair of individual lots but is responsible for the common areas. Improvements have been made to the drainage that continues past the tennis courts to COSTCO. Mike Enders also addressed the **Association Emphasis for 2017** which include the following: **Monuments** - Thanks to Scot Lee-Unit VII, the base of the stallion sculpture is being redone. Also, the retaining walls (18-24 inches tall) are deteriorating and will be refurbished and repaired.

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**Tennis Courts** - The tennis players have maintained the courts in the past, but due to a hail storm that deteriorated the surface of the courts, capital improvements will be needed on the courts. **Roads in the Ranch** - The twenty (20) miles of roads in the Ranch are the responsibility of the City of Prescott and are in need of crack and chip sealing.

**Budget for 2017** - Although there was a deficit of \$15,000 in the 2015 budget, 2016 is in "the black" and the major improvements for 2017 will be Firewise clearing, tennis courts, landscaping and weed control. Regarding weed control, the HOA will continue with the Weed Abatement Program of \$75 for three trimmings a year. To maintain a definite positive position and to maintain the integrity of the Ranch subdivision, the Council has agreed to an increase in dues from \$125 to \$150 per year.

**Treasurer's Report**

Council Member Terry Madeda-Unit IX (Secretary/Treasurer) presented the Treasurer's Report for the first seven months in 2016, as well as 2015 year end financials. Through July 31, 2016, Revenues were at \$134,000 and Expenses were at \$68,800. Administration expenses were \$51,000 and Common Area costs were at \$18,000. Terry noted that homeowner assessments for the first seven months of 2016 were at \$115,700, or 85% of the total revenues, and weed abatement income was at \$16,350, or 12% of the total revenues. The Balance Sheet Assets as of December 31, 2015 showed that the Expenses did exceed revenue. Of the 2015 Expenses of \$150,500, \$80,000 was for Administration and the Common Areas were at \$70,500. Costs included in Administration include bad debts, insurance, legal fees, management fees and postage and printing costs. The Balance Sheet for year end December 31, 2015 showed Total Assets in Operating were at \$334,526, the Reserves were at \$7,764 for Total Assets of \$342,290.

**Firewise Program**

Kirk Weber presented a brief reminder as to why Firewise is so important: a severe fire risk exists in the Ranch due to the extreme overgrown vegetation. Kirk then answered the question, "What can the owners do?," by asking owners to be informed, take responsibility for "firewising" your property, talk to your neighbors about fire safety and support your community by becoming a Firewise Committee volunteer. Kirk thanked Ann Zdanowski for all of the work she has done and hours spent in assisting the Firewise Committee. The key objective of the Firewise Committee is to encourage residents to comply with the Firewise Program and the CC&R directives. An updated website, a bi-monthly newsletter by email and an Annual Firewise Day will all contribute to educating residents of the benefits of fire safety. Various websites were mentioned where residents can find more information: ranchatprescotthoa.org and yavapaifirewise.org as well as the National Firewise website.

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**Election Results**

Prior to presenting the election results, Mike Enders presented to Chairman John Stilo, on behalf of the Ranch Council, a 2015-2016 Chairman plaque to recognize the efforts of John's contributions to the community and to acknowledge the appreciation of the Council.

Ann Zdanowski presented the election results for the new Council for 2016-2017 and announced the Council will remain the same for the coming year, except for the representative for Unit I, which will be appointed by the Council. Ann noted she had received 308 ballots; however, 18 were invalid due to lack of a signature on the return envelope. IRS Revenue Ruling 70-604 and the September 10, 2015 Annual Meeting Minutes were approved by the members.

**Public Communications**

Vice Chairman Mike Enders then opened the meeting to comments and questions from the Association Members.

1. A homeowner expressed concern that the Weed Abatement Program was not working and he had not heard any weed-eaters. Ann Zdanowski replied that the HOA has had two cuttings but the weeds had been exceptionally bad due to the unusual amount of rain.
2. A homeowner noted that the entrance to Mystic Heights has not been maintained and one of the letters is falling off of the sign. Ann Zdanowski agreed to look into the matter.
3. A homeowner asked how to motivate others regarding minimizing the fire dangers in the Ranch. Mike Enders replied that the Firewise Committee is becoming more active and aggressive and changes will be coming.
4. Scot Lee was thanked by a homeowner for having the entrance at Lee Boulevard redone and asked about a dead tree removal at the entrance to the Mall off of Lee. Scot Lee mentioned that the HOA had talked to the Mall personnel about the tree and that the HOA is communicating with the Mall about landscaping. Scot noted that Bernie Cygan was also instrumental in having the entrance at Lee redone. Mike Enders also noted that Bernie Cygan has put together a proposal to improve community relations and perceptions of the Ranch.
5. It was noted that vegetation is dying on the median strip behind the Mall. Scot Lee related that it is the Mall's responsibility: the water is on and the HOA has complained to the City.

**Adjournment**

Mike Enders invited the members to enjoy the refreshments provided and then adjourned the meeting at 4:28 pm.

Respectfully Submitted,

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Terry Madedo, Secretary/Treasurer