



**The Ranch at Prescott
HOA Council Meeting Minutes
January 26, 2017**

ATTENDANCE

Council Members in attendance were John Stilo-Unit III, Mike Enders-Unit IV, Chuck Fullington-Unit V, Scot Lee-Unit VII and Terry Madeda-Unit IX. Alternate Bernie Tibbs-Unit IX was present, as well as Ann Zdanowski, HOAMCO Association Manager, and Donna Forster, Minutes Taker. Guest present was Jim Peters.

CALL TO ORDER/ESTABLISH A QUORUM

Council Chairman Mike Enders-Unit IV called the meeting to order at 2:08 pm and a quorum was established.

OPEN FORUM

Jim Peters, 422 Fox Hollow, expressed concern regarding drainage that is causing erosion on his property and requested that the problem be fixed. Jim distributed a map showing his section of the Ranch and the path the water is flowing. The Council thanked Jim and agreed to take the matter under consideration later in the meeting, under "Old Business, c. Drainage Channel Review". Jim left the meeting at 2:15 pm.

APPROVAL OF YEAR END FINANCES

The Council reviewed the 12/31/16 year end financial statements. **Motion:** Terry Madeda-Unit IX moved to approve the 2016 year end financial statements, subject to audit. Chuck Fullington-Unit V seconded the motion which passed unanimously.

APPROVAL OF THE JANUARY 5, 2017 MINUTES

Motion: Chuck Fullington-Unit V moved to approve the January 5, 2017 Council meeting minutes. John Stilo-Unit III seconded the motion which passed unanimously.

OLD BUSINESS

A. Landscape Maintenance Common Area Bids: Ann Zdanowski received a bid from K-LER Land Works Maintenance for the landscaping maintenance contract for approximately \$800 per month, on site two times per month, from April through October. **Motion:** Terry Madeda-Unit IX moved to approve the K-LER contract for service twice a month, from April through October, for approximately \$800 per month. Scot Lee-Unit VII seconded the motion which passed unanimously.

B. Weed Abatement Bids: Ann Zdanowski received a bid from K-LER for the weed abatement contract for \$4,950. Other bids were considered, but due to the pricing, quality of work and the dependability, the Council decided to choose K-LER. **Motion:** Scot Lee-Unit VII moved to approve the K-LER weed abatement contract for \$4,950. Chuck Fullington-Unit V seconded the motion which passed unanimously.

C. Drainage Channel Review: Mike Enders distributed photos of the drainage areas and the retention wall on Rainbow Ridge and the Council discussed various ways to detain the water. The Council agreed that the HOA cannot maintain owners' lots but the HOA is responsible for channelization. Jim Peter's property was discussed and the Council will suggest to Jim to add rip-rap and plant vegetation and trees that will hold the soil. The Council agreed that rock work is needed around the detaining wall and Scot Lee will oversee the rock work. Eric Sparkman, Project Engineer for SWI, will meet with Scot Lee, Mike Enders and Chuck Fullington and Eric will be asked if adding rocks will solve the problem. Mike will send photos to SWI to have them help determine if putting rocks in the two areas in question, upstream to cover the sewer and upstream by the waterfall to fill in the two pond areas, will be a workable solution to channelization and erosion control.

Chuck Fullington mentioned a homeowner on Donnybrook who is concerned about his embankment washing out. The Council does not think erosion is imminent but will reconsider if erosion is noted.

D. Barbed Wire Fence Update: Terry Madeda reported a letter went out to the rancher whose fence is in need of repair and no response has been received. Ann Zdanowski will call Jason Miller, legal counsel, to request that he discuss the matter with Terry.

E. Ad Hoc Committee Update on Ranch Reputation: An update is currently unavailable but this item will be kept on the agenda for next month's meeting.

NEW BUSINESS

A. Retaining Wall Repaint: It was noted that the retaining walls throughout the area, which keep water from eroding the areas, are in need of repainting. Ann will meet with Scot to note all of the walls and then Ann will solicit bids for the work.

B. Tennis Court Resurfacing for Repair & Discussion for Pickle Ball: The tennis court surface has deteriorated, is a safety hazard and is in need of repairs. A proposal was solicited and received from General Acrylics, Inc. This led to a discussion about Pickle Ball and that the tennis group has been maintaining the courts. Terry Madeda noted there is verbiage on the website regarding the tennis court's maintenance and suggested the documents need to be reviewed to determine where the responsibility for maintenance rests. The topic needs to be discussed with the tennis and pickle ball groups. It was suggested to have someone from the pickleball community and the tennis group at the next meeting. The item was tabled until the next meeting, in order for a review to take place of the documents and costs.

C. Results of the Budget Expenses for Improvements Meeting on 1/20/17: After a review of the Ranch's finances, Terry Madeda, Treasurer, has determined about \$100K could be available for Firewise clearing and other projects, and the fiduciary responsibilities would still remain intact. A discussion followed on how to proceed with the clearing: getting lots cleared, clearing 15 feet back from the road and/or using "self-help". The discussion was tabled until the next meeting, after Scot Lee and Paul Scrivens discuss the costs and the amount of clearing required.

D. Architectural Committee Report: Scot Lee reported two homes in Mystic Heights are under review as well as two more homes on the south side.

E. Firewise Newsletter Draft to be Reviewed by the Council: The Council discussed the proposed Firewise letter to be sent to the community and several Council members suggested a "softer" approach was needed, which would include education, information and leading by example.

F. Directories: Ann Zdanowski noted that Rosalie Naigle had dropped off the Directories for the Council members to distribute to the owners in their units. This will be Rosalie's last time putting together the Directory. The Council and Ann voiced their appreciation for all of her hard work.

NEXT COUNCIL MEETING: The next scheduled Council meeting is March 23, 2017, at 2:00 pm at HOAMCO.

ADJOURNMENT: Motion: Terry Madeda-Unit IX moved to adjourn the meeting at 4:22 pm. Scot Lee-Unit VII seconded the motion which passed unanimously and the Council then moved into Executive Session.

_____ Terry Madeda, Secretary/Treasurer