



**The Ranch at Prescott
HOA Council Meeting Minutes
October 22, 2015**

ATTENDANCE

Council Members in attendance were Phil Alvarado-Unit I, Janel Leigh Burt-Unit II, John Stilo-Unit III, Mike Enders-Unit IV, Chuck Fullington-Unit V, Bernie Cygan-Unit VII and Terry Madeda-Unit IX. Alternates also attending were Rosalie Naigle-Unit IV, Kent Robinson-Unit V and Joe Pendergast-Unit VII. Guests included Ann Friday, Barbara Robinson and Larry Springer. Ann Zdanowski, HOAMCO Association Manager and Donna Forster, Minutes Taker, were also in attendance.

CALL TO ORDER/ESTABLISH A QUORUM

Council Chairman Kent Robinson-Unit V called the meeting to order at 3:04 pm and a quorum was established. The guests were introduced.

APPROVAL OF MINUTES

The August 27, 2015 Meeting Minutes were approved as presented. **Motion:** Mike Enders-Unit IV moved to approve the minutes of August 27, 2015. The motion was seconded by Terry Madeda-Unit IX and passed unanimously.

APPROVAL OF FINANCIALS

The Council reviewed the Financial Reports for the periods ending 8/31/15. **Motion:** Mike Enders moved to approve the 8/31/15 Financial Report as presented, subject to audit. The motion was seconded by Terry Madeda and passed unanimously.

OLD BUSINESS

a. Recognition of newly elected Council Representatives: Kent Robinson led the introductions of the new Council members and stated motions were needed to nominate new officers to the Council.

b. Election of HOA Council Officers: Motion: Phil Alvarado nominated Mike Enders for Council Chairman. John Stilo-Unit III seconded the motion. Mike Enders explained that, due to his work schedule, he is unable to accept the nomination, but stated he will be pleased to work with the Chairman, assisting whenever possible. The motion was then withdrawn.

Motion: Mike Enders nominated John Stilo for Council Chairman and John Stilo was voted unanimously to become the Council Chairman. **Motion:** Phil Alvarado-Unit I nominated Mike Enders as the Vice Chairman. John Stilo seconded the nomination which passed

unanimously. **Motion:** Mike Enders nominated Terry Madeda as Council Treasurer and the vote was unanimous to accept Terry Madeda as Treasurer. **Motion:** Mike Enders nominated Janel Leigh Burt as Council Secretary and the vote was unanimous to accept Janel Leigh Burt as Secretary.

c. Annual Meeting Report: Ann Zdanowski reported the Annual Meeting, held on September 10, 2015, was well attended with approximately 70-75 members present.

d. Review, Revisions and Approval of 2016 Budget: Ann Zdanowski discussed the 2016 Annual Budget and noted the areas of capital improvements mainly potential future drainage Issues. Ann suggested to transfer \$34,000 (budgeted for drainage for 2016) from the Operating Account to the Reserve Account to use for Capital Improvements when needed.

Motion: Mike Enders moved to allow the transference of \$34,000 from Operating to Reserves. Terry Madeda seconded the motion which passed unanimously. Also discussed were the low interest rates for HOA funds currently held in the Money Market Fund. Ann presented the Metro Phoenix Bank HOA Deposit Account Rates as of 8/31/15 and noted several CDs available that were paying higher interest rates. **Motion:** Phil Alvarado moved to approve of the purchase of a 6 month CD at a rate of .5%. Further discussion followed and Phil withdrew the motion. Ann suggested she contact the HOAMCO bank liaison to discuss the best options available. **Motion:** Mike Enders moved to authorize Ann Zdanowski to investigate what CD interest rates are available in the next 30 days and report back to John Stilo and Mike Enders. Chuck Fullington-Unit V seconded the motion which passed unanimously. **Motion:** Terry Madeda moved to approve the 2016 Budget. Mike Enders seconded the motion which passed unanimously.

e. Approval for Annual Lot Assessment rate for 2016: The Council discussed the need for more landscaping work in the common areas. Approximately \$40,000 - \$50,000 was spent last year on the entrance to Lee Blvd, at Highway 69. A decision was made not to raise assessments for 2016.

NEW BUSINESS

a. Approval of 2016 Council Meeting Schedule and any changes to same: The Council Meeting schedule for 2016 meetings on the 4th Thursday of the following months was included in the Board packet: January 28; March 24; May 26; August 25; September 15, (Annual Meeting) and October 27. The Council discussed a possible need for additional meetings; however, it was decided, if additional meetings are needed, they will be scheduled. The Council agreed by consensus on the listed meeting dates.

b. Firewise Committee Report: Ann Zdanowski reported that several volunteers agreed to be on the Firewise Committee, with Paul Scrivens-Unit VI, Chairman. Paul previously requested that owners report their hours to Ann for work on Firewise clearing, to qualify for Firewise status and government funding. However, Ann stated, reporting hours worked may be unnecessary at this time, since sufficient funds/hours have been spent by the HOA on weed abatement and clearing. It was noted that some Council members may need Firewise clearing on their lots. Ann will review the lots to determine if clearing is needed. Also noted were many vacant lots that need to be cleared, which will present an on-going challenge for the new Council.

c. Financial Banking Status: discussed previously

d. Comments/ Questions from the New Council Representatives: The Council recognized Kent Robinson for his past many years of service on the Council and dedication to the community and then presented Kent with a set of monogrammed glasses and decanter. Kent expressed appreciation for the gift and recognition and stated he will continue on the Council as Alternate for Unit V.

Future Agenda Items: none

NEXT COUNCIL MEETING: The next Council meeting is January 28, 2016, at 3:00 pm at HOAMCO.

ADJOURNMENT: Motion: Phil Alvarado moved to adjourn the meeting at 4:55 pm. The motion was seconded by Terry Madedo, passed unanimously, and the Council moved into Executive Session.

Respectfully submitted,

Janel Leigh Burt, Secretary/Treasurer