



**The Ranch at Prescott
HOA Council Meeting Minutes
March 23, 2017**

ATTENDANCE

Council Members in attendance were John Stilo-Unit III, Mike Enders-Unit IV, Chuck Fullington-Unit V, Paul Scrivens-Unit VI, Bernie Cygan-Unit VII, 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. Guests present were Rosalie Naigle, Billie Sedan, President of the Tennis Club, and Gayle & Tony Maunus, Pickle Ball Representative

CALL TO ORDER/ESTABLISH A QUORUM

Council Chairman Mike Enders-Unit IV called the meeting to order at 2:06 pm, introduced the guests, and a quorum was established.

APPROVAL OF FINANCES

The Council reviewed the January and February financial statements. Terry Madeda-Unit IX questioned the costs under "Other Landscaping" which include dead tree removal, and stated Unit IX hasn't had any dead tree removal in the common area. Mike Enders-Unit IV agreed to put the item on the next meeting's agenda, for further discussion. **Motion:** Terry Madeda-Unit IX moved to approve the January and February financial statements, subject to audit. Paul Scrivens-Unit VI seconded the motion which passed unanimously.

APPROVAL OF THE JANUARY 26, 2017 MINUTES

Motion: Chuck Fullington-Unit V moved to approve the January 26, 2017 Council meeting minutes. Terry Madeda-Unit IX seconded the motion which passed unanimously.

OLD BUSINESS

Mike Enders requested a change to the agenda, to move "Item B. Tennis court resurfacing and pickle ball discussion", to the top of the Old Business agenda, since guests were present to discuss the matter, and the Council agreed.

A. Tennis Court Resurfacing for Repair & Pickle Ball Discussion: Mike Enders stated the tennis court surface has deteriorated, is a safety hazard, and is beyond the maintenance stage. The Council wants to determine if pickle ball is compatible with tennis, and to get input from each group, before the courts are redone. Tony Maunus

presented information about the sport, relating that pickle ball is the fastest growing sport in America, the nets are portable, but the lines are the #1 complaint. He also discussed how other HOAs are handling the co-existing tennis and pickle ball sports, and detailed how lines are painted on the courts to accommodate each activity. Tony also presented a video on how the City's Pioneer Park pickle ball courts are being built. Although Mike Enders stated the tennis courts are an asset owned by the HOA, the tennis club members have been responsible for maintaining the courts and controlling access. Billie Sedan, President of the Tennis Club, stated the Club has about 25 members, and acknowledged the Tennis Club members are not opposed to pickle ball, but the potential noise to the neighbors should be discussed with the neighbors; the tennis court and pickle ball lines on the courts need to be painted different colors; and it needs to be determined who will run the courts. It will also be necessary for the players of both sports to work out a schedule acceptable to all. Terry Madeda asked about the Tennis Club's funds and Billie Sedan stated the club has about \$5K in their treasury. Terry questioned the cash in account 1049 (MM Tennis Group), which showed a balance of \$150.36. Ann Zdanowski stated the Tennis Court funds were kept separate but she would check into the amount noted and agreed to see exactly how much the club has available in their fund. Also discussed was a survey to determine how many are interested in pickle ball, and if the Council is willing to pay for the resurfacing of the courts. Mike Enders thanked the guests for their input, and they left the meeting at 2:45 pm. Ann Zdanowski agreed to put together a packet for the Council with the bids for the tennis courts repair for the next meeting. The Council had more discussion on the origination of the tennis court, the costs to maintain, the future use of the court, the costs involved and if the courts would be open to all members of the community or only to those who joined the Tennis Club. **Motion:** Chuck Fullington-Unit V moved to proceed with the acceptance of the tennis court repair, including lines for pickleball and tennis, and add the assets from the Tennis Club. No second was made to the motion, which was, therefore, defeated. It was suggested the Council meet with the Tennis Club to share the views of the Council regarding cost sharing the expenses of the resurfacing. Mike Enders will send an email to the Council for their approval.

B. Retaining Wall Repaint: Ann will meet with Scot to note all of the walls that need repainting and then Ann will solicit bids for the work.

C. Drainage Channel: Paul Scrivens-Unit VI expressed concern over the drainage channel on the east side of Lee to Fox Hollow. Paul noted the channel is filled, water covers the trails and the undefined waterway needs to be redesigned. Mike Enders reported he had met with Eric Sparkman, SWI, in October, to discuss the channelization, and just the engineering proposal would cost \$12K. Another approach might be to repair two specific areas adjacent to Fox Hollow. Scot Lee offered boulders to make the repairs. The concern of the Council is that if the HOA changes any channelization, the HOA "owns" it. Scot noted the wash has always been there and there will always be some erosion, which can change yearly.

NEW BUSINESS

A. Hiking Trail: Paul Scrivens talked to the leader of the "Over the Hill Gang", who maintains City trails, and Paul suggested the leader of the group make a presentation to the Council regarding the maintenance of trails in the Ranch. Mike Enders stated the Ranch doesn't want to be a part of the City public trails system because many of the trails

cross the back yards of the residents. The trails are a part of the Ranch's common area and cannot be opened to the City because it will result in a liability to the HOA. Ann Zdanowski will reaffirm with House Chilson the liabilities of improving the trail.

B. Website: Paul Scrivens reported no action has been taken on the website and he will be unable to be involved in setting up a separate community website which he envisioned as being part of a promotion for the Ranch. HOAMCO will continue to maintain the current website and any suggestions for improvements should go to Ann Zdanowski. Bernie Cygan-Unit VII also noted he wasn't able, due to health issues, to send a letter to realtors regarding the outreach program to change the perception of the community.

C. Collections Policy: Ann Zdanowski noted minor changes to the revised Collection Policy provided in the Council packet. **Motion:** Bernie Cygan-Unit VII moved to adopt the new "Assessment Collection Policy". John Stilo-Unit III seconded the motion which passed unanimously.

D. Architectural Committee Report: Scot Lee reported more plans are coming in, there are more spec homes and there has been almost twice as much activity and sales as last year. Scot noted the committee has made changes to make it easier for people to build. Many homes being sold are 30 years old, need remodeling and are going for about \$200 per square foot. New construction homes are selling for about \$200-\$225 per square foot.

E. Firewise Committee Report: Paul Scrivens noted Prescott Area Urban Wildland Interface Commission (PAUWIC), the organization that has assisted many communities in receiving and managing government grants for Firewise, is in need of money to keep the organization active. Paul stated the Ranch has already received about \$56K in grant funds and will receive another \$67K by the end of 2017. Paul suggested donating \$1 per lot in the Ranch, or \$1,000 to help in keeping PAUWIC active. **Motion:** Paul Scrivens moved to donate \$1,000 to PAUWIC in 2017, but for the future, to be determined on an annual basis. Mike Enders seconded the motion which passed unanimously. Paul also noted, to maintain Firewise certification, a Firewise Day must be held annually and suggested renting Highland Center and holding a BBQ for the event. The Forest Service and Fire Department will make presentations. The cost will be about \$15-\$20 per person, two people from each lot may attend and about 100 people are expected. Renting the Highland Center amphitheater will cost between \$800 for the day. **Motion:** Paul Scrivens moved to allocate a maximum of \$3,000 for the food, drinks and site for the 2017 Annual Firewise Day, date TBD. John Stilo seconded the motion which passed unanimously. The event will be advertised through Firewise newsletters and the Social Club publication. Terry Madeda noted the Council has discussed Firewise and the need to implement a Firewise policy and requested a decision be made about the policy. Mike Enders agreed to include the topic on the next meeting's agenda. It was suggested that owners need more guidance on what constitutes Firewise property clearing and that "before and after" photos in the newsletter would be helpful.

Bernie Cygan mentioned the need to contact the Courier to relate the positive activities that have been taking place at the Ranch with regard to Firewise, to improve public relations. Bernie agreed to contact someone at the Courier, possibly Sue Tone.

FUTURE AGENDA ITEMS

1. Unit IX dead tree removal
2. Tennis courts bids
3. Firewise Policy

NEXT COUNCIL MEETING: The next scheduled Council meeting is May 25, 2017, at 2:00 pm at HOAMCO.

ADJOURNMENT: Motion: Terry Madedda-Unit IX moved to adjourn the meeting at 4:25 pm. Bernie Cygan-Unit VII seconded the motion which passed unanimously and the Council then moved into Executive Session.

RE-CONVENE REGULAR COUNCIL SESSION

Mike Enders re-convened the regular session at 5:12 pm.

Motion: Mike Enders moved to approve a not-to-exceed amount of \$1,000 for on site work on Jim Peter's property. Bernie Cygan seconded the motion which passed unanimously.

Mike Enders called for a vote between Bernie Tibbs and Tom Menser for a representative from Unit I. Bernie Tibbs won, with four "yes" votes.

ADJOURNMENT: Motion: Terry Madedda-Unit IX moved to adjourn the meeting at 5:13 pm. Paul Scrivens-Unit VI seconded the motion which passed unanimously.

Terry Madedda, Secretary/Treasurer