



**The Ranch at Prescott
HOA Council Meeting Minutes
August 24, 2017**

ATTENDANCE

Council Members in attendance were Bernie Tibbs-Unit I, John Stilo-Unit III, Mike Enders-Unit IV, Chuck Fullington-Unit V, Scot Lee-Unit VII and Terry Madeda-Unit IX. HOAMCO Association Manager Ann Zdanowski and Donna Forster, Minutes Taker, were also present. Owners present were Paul Crook, Ann Friday, Dennis Shaw and Larry Springer. Guests present were Judie Hale, Sarah Tomsy and Jason Williams (Trails & Wilderness, Prescott National Forest), John Kava (Rangeland Management Specialist) and George Sheats (City of Prescott Trails).

ALL TO ORDER/ESTABLISH A QUORUM

Council Chairman Mike Enders-Unit IV called the meeting to order at 2:02 pm, introduced the guests, and a quorum was established.

APPROVAL OF FINANCES

The Council reviewed the June and July financial statements. **Motion:** Chuck Fullington-Unit V moved to approve the June and July financial statements, subject to audit. Terry Madeda-Unit IX seconded the motion which passed unanimously.

APPROVAL OF THE MINUTES

Motion: Bernie Tibbs-Unit I moved to approve the May 25, and July 13, 2017 Council meeting minutes. Terry Madeda-Unit IX seconded the motion which passed unanimously.

OPEN FORUM

A. Ann Friday expressed concern about the overgrown lots on Bar Circle A and the weeds around the "Mystic" sign. Ann Zdanowski stated the area around the Mystic monument is in the landscaper's contract and Ann agreed to discuss the matter with the landscaper.

B. Dennis Shaw stated there are vacant lots around him that are not being maintained by the owners and he is concerned about the fire risk. Mike Enders stated the matter will be discussed later in the meeting.

OLD BUSINESS

A. Hiking Trail - George Sheats and Guests: The Council had previously discussed the fact that the hiking trail from the tennis courts to Rainbow Ridge is in disrepair and minimal maintenance is being done by residents. The Council is also concerned about the safety of walkers and the need for privacy of the residents. The guests were invited to the Council meeting to discuss a possible formalized trail system for the Ranch. George Sheats gave a presentation mentioning that if the HOA wants to work with the City on the trails, his group can facilitate the work to improve the trail system. The question was asked if the work was to be done would the Ranch have to make the trail public, the answer was yes and it would have to tie into the City trail. According to a State Statute regarding Arizona Recreational Use, George Sheats stated the HOA cannot be held liable for walkers from outside the Ranch. Additional concern about the parking situation for hikers was mentioned and Sarah Tomsy stated the main access to the trail is on Walker Road. Other aspects about having a trail system in the Ranch were discussed and the Council agreed to discuss the matter further before making the final decision as to whether or not to have a "formal" trail system in the Ranch. The guests then left the meeting.

B. Drainage Work done / Dead Trees Removed: The Council previously authorized up to \$1,500 for work on a lot adjacent to the common area where there was erosion occurring due to two intersecting water channels. Boulders were used that also protected sewer lines and an additional area in the Oaks was repaired, for a total cost of \$1,588. The dead trees in the wash in back of the Oaks on Liese were removed by Arrow. Ann Zdanowski noted there is also a dead tree in front of a drain pipe, but the property belongs to a Dialysis Group and is not the responsibility of the HOA.

C. Tennis Court Resurfacing and Pickleball Discussion and Vote: Ann provided the "Ranch at Prescott - Results of Tennis Court Survey" in the Council packet and noted 340 surveys were returned. The Council reviewed and discussed the survey. **Motion:** Chuck Fullington-Unit V moved to approve the amount needed for the resurfacing and repair of the tennis and pickleball courts and the tennis court group will contribute their financial assets to the repair work. John Stilo-Unit III seconded the motion which passed with two against, Scot Lee-Unit VII and Bernie Tibbs-Unit I.

D. Audit: Terry Madaeda addressed the "Independent Auditor's Report" from Ginsburg & Dwaileebe CPAs LLP, submitted on May 5, 2017. Several issues were raised by Terry regarding internal controls and how certain line items on the Balance Sheet are paid. It was suggested and agreed upon that the topic be tabled and HOAMCO's CFO attend the next meeting in October to better explain the accounting issues. Ann will invite the CFO to the next meeting.

NEW BUSINESS

A. Architectural Committee Report: Scot Lee reported there are two houses in Bar Circle A under review and two houses are under construction on the south side of Morning Glow. There is also a home with drainage issues on Lee Blvd., south of Wind Cloud. Ann Zdanowski will set up a meeting with Mike Enders, Scot Lee and a representative from the City,.

B. Possible Firewise Committee Report: Since Paul Scrivens, Firewise Committee Chairman was absent, no formal report was provided. However, it was noted there were 80 attendees at the Firewise Day BBQ at the Highlands Center. Dennis Shaw also mentioned that he was sent a notice of "Non-Renewal" of his homeowner's insurance because the lot below him is severely overgrown with brush, dead trees, etc.

C. Management Report: Ann Zdanowski reported two "Weed Abatement" cuttings, in May and August, had been done and there are enough funds for one more cutting, to be held at the end of October. The June newsletter was mailed in July. Ann has been updating the information on the current HOA website and she reported 340 tennis surveys were received, tracked and counted. Ann received 16 Statements of Interest for the new Council positions and the ballots will be counted on September 26.

D. Chairman's Comments: Mike Enders noted that this meeting is the final formal meeting of this Council and there were several topics he wanted to address. Paul Scrivens had requested that a letter from the Firewise Committee be approved by the Council and sent to owners, however, the letter will not be sent. Mike commented on several other letters that were sent to owners that he had no part in, however, he is going to send out a letter clarifying the existing misconceptions, primarily about Firewise. He will first send the letter to the Council. Mike stated that the Council, through the CC&Rs, is responsible for compliance on all of the lots, vacant or developed, although the Council has never enforced the rules until this year. Letters were sent out giving owners 30 days to respond about violations on their lots. Second letters will be sent to those who did not respond. Future Council members will have to address enforcement and fining. Lot owners and homeowners need to have a reasonable interaction regarding the clearing of properties. Mike reminded the Council that they are here for the benefit of the Association. Mike also mentioned that the newsletter needs to be reviewed before it is sent out to the community. The Council agreed that a complaint issued regarding Firewise must refer to an adjacent lot. The Council did not decide on the next step after the second letter is issued.

NEXT COUNCIL MEETING: The next scheduled Council meeting is October 26, 2017, at 2:00 pm at HOAMCO. The Annual Meeting will be held on September 28, 2017, 3:00 pm at the Marina Room, Hassayampa Inn.

ADJOURNMENT: Motion: Bernie Tibbs-Unit I moved to adjourn the meeting at 4:35 pm. John Stilo-Unit III seconded the motion which passed unanimously and the Council then moved into Executive Session.

Terry Madedda, Secretary/Treasurer