ATTENDANCE
Council Members in attendance were Everett Cox-Unit I, Janet Aldridge-Unit II, John Stilo-Unit III, Mike Enders-Unit IV, Chuck Fullington-Unit V, Paul Scrivens-Unit VI, Dave Savage-Unit VII (by phone), Dennis Shaw-Unit VII, and Terry Mameda-Unit IX. No Council Members were absent. Alternates present were Joan Preston-Unit IV, Bonnie Rowsell-Unit V, Scot Lee-Unit VII (Bullwhacker & Associates), Eric Thaler-Unit VII, and Larry Springer-Unit IX. HOAMCO Association Manager Ann Zdanowski and Donna Forster, Minutes Taker, were also in attendance. Owners present were Maria Allison, Mike & Lizzie Crookham, Bernie Cygan, Ann Friday, Rick & Janice Loomis, Cindy & Patrick O’Dea, Joe Pendergast, Eliot Shulman, and Scot Wedy.

1. CALL TO ORDER/ESTABLISH A QUORUM
Council Chairman Chuck Fullington-Unit V called the meeting to order at 2:05 pm, introduced the guests, and a quorum was established.

2. ELECTION RESULTS
The election results were included in the Council packet.

3. SEPARATING SECRETARY & TREASURER POSITIONS
Paul Scrivens suggested separating the Council duties/positions of Secretary and Treasurer, since the functions are different. These two positions have been combined in the past. Motion: Paul Scrivens moved to separate the functions of Secretary and Treasurer. John Stilo seconded the motion, which passed unanimously.

4. ELECTION OF OFFICERS
Motion: Dennis Shaw moved to nominate Terry Mameda for the position of Treasurer. Paul Scrivens seconded the motion, which passed unanimously. Motion: Mike Enders moved to nominate Paul Scrivens as Secretary. Terry Mameda seconded the motion. Paul Scrivens stated he was not willing to run for Secretary, therefore, no vote was taken and the motion died. Motion: Paul Scrivens moved to nominate Jan Aldridge for Secretary, and Everett Cox seconded the motion, which passed unanimously.
Motion: John Stilo moved to nominate Chuck Fullington for Council Chairman. Everett Cox seconded the motion, which passed unanimously. Motion: Everett Cox nominated Paul Scrivens for Vice Chairman and Jan Aldridge seconded the motion. The motion passed, with 5 "for" and 4 "against", Mike Enders, Chuck Fullington, Dave Savage and John Stilo. Motion: Mike Enders nominated John Stilo for Vice Chairman, and the motion failed to pass, with 4 "for" and 5 "against", Janet Aldridge, Everett Cox, Terry Mameda, Paul Scrivens and Dennis Shaw.
Slate of Officers:
Chuck Fullington - Chairman  Paul Scrivens - Vice Chairman
Jan Aldridge - Secretary  Terry Madera - Treasurer

5. ACCOUNTING "PASS THROUGH" ARC REVIEW FEES - MICHELLE CLAY, CFO HOAMCO
Michelle Clay presented information on how the accounting for architectural fees is currently handled, (as a "pass-through account"). The Council requested more clarity on where and how the funds are being distributed, with "in" and "out" expenditures being shown. Michelle Clay stated this could be provided by HOAMCO. **Motion:** Chuck Fullington moved that Michelle Clay develop an Architectural Review Committee (ARC) accounting format and present it to the Council for approval. Mike Enders seconded the motion, which passed unanimously.

6. APPOINTMENT OF ARCHITECTURAL REVIEW COMMITTEE (ARC) CHAIRMAN
Mike Enders noted that state law required the chairman of ARC be appointed from the Council members. The CC&Rs require that the Declarant approve ARC members. **Motion:** John Stilo nominated Mike Enders as Chairman of ARC. Chuck Fullington seconded the motion. Paul Scrivens expressed concern that there may be a conflict of interest, since Mike Enders is a builder; however, Mike stated the Chairman of ARC is a non-voting member. Scot Lee voiced his approval of Mike Enders as Committee Chair. The motion passed, with 7 "for", one abstention, Mike Enders, and one "against", Paul Scrivens. Other members of ARC are the Declarant, Scot Lee; Neil True, HOAMCO Architect; a HOAMCO Manager; and a HOAMCO Administrator.

7. COMMUNITY DISCUSSION
   a. Bonnie Rowsell expressed concern that there was no Firewise Report at the Annual Meeting. Bonnie mentioned that Firewise Day helped the Ranch continue its Firewise Certification. A separate Firewise Day was held on 9/8/19 and Firewise Reports were provided at that meeting. The speaker at the Firewise Day was Augie Giliberto, spokesman for Yavapai Jeep Posse Search, Rescue & Evacuation. Bonnie also asked about the newsletter and Ann Zdanowski reported the newsletter was at the printer. Bonnie requested that Firewise Reports be included under "Old Business" on the agenda.
   b. Mike Crookham expressed concern for a possible fire danger due to the overgrown vegetation in the ravine next to Lee Blvd and believes the HOA should be doing more to minimize the fire danger. Chuck Fullington replied that the HOA has spent $15K in the last 30 days getting rid of dead trees. There are 150 lots are under review for vegetation maintenance and are being mitigated. Scot Lee noted $40K was spent mitigating the common areas, which still need more maintenance. Chuck stated the Council is very aware of the danger and is doing what can be done. Ann Friday noted that Unit IX has made considerable progress by working together. Dennis Shaw would like the Council to be more aggressive in mitigating the fire danger.
   c. Bernie Cygan stated there is confusion regarding the Firewise responsibilities and that vacant lots need mitigation. Bernie suggested the Council communicate that owners need to take advantage of alternative means in clearing their properties, in lieu of action from the Council. **Motion:** Dennis Shaw moved that the Council be more aggressive in the interpretation of the CC&Rs, including legal advice on ways to enforce the CC&Rs and Rules & Regulations, in requiring maintenance of lots. Paul Scrivens seconded the motion, which passed with one opposed, Dave Savage. Mike Enders noted that the Council addressed the policy relating to mitigation on May 23, 2019, by shortening the timeline for fines to be given.
   d. Eric Thaler mentioned that he had taken the free Firewise course and highly recommended the course to other owners. He noted that being Firewise requires cooperation with your neighbors, but being Firewise doesn't protect you completely. He stated data that showed that, in clearing within 30 feet of a home, the home has an 86% chance of survival and clearing within 60 feet of a home gives the structure a 96% chance of survival.
8. APPROVAL OF SEPTEMBER FINANCES
Ann Zdanowski presented the September financial report from 9/1/19 through 9/30/19 in the Council packet. **Motion:** Terry Madeda moved to approve the September 2019 Financials, subject to audit. Everett Cox seconded the motion, which passed unanimously. Ann Zdanowski noted she had met with the CPA on 10/23/19 and that the $439,600 in the Cash account should be in a Certificate of Deposit Account Registry Service (CDARS), and Ann will get more information for the next meeting.

9. APPROVAL OF THE AUGUST 22, 2019 MINUTES
**Motion:** Terry Madeda moved to approve the Council meeting minutes of August 22, 2019, based on the Draft copy, with one correction: under Old Business, c. Tennis courts, add "for the french drain" after $2,825. Everett Cox seconded the motion, which passed unanimously.

10. OLD BUSINESS
   a. Directory: Ann Zdanowski will include the Council Officers in the next Directory. Rosalie Naigle and Ann will put on the labels and sort the Directories into Units and the representatives will distribute the Directories to those owners in their Units.
   b. Tennis Courts: Chuck Fullington will request that the person who installed the blue tarp at the tennis courts remove the tarp at the end of the season. Terry Madeda recommended a netting that will provide shelter from the wind as well as the sun. This item will be included on the agenda for the next meeting.
   c. Weed Abatement: Ann reported that K-Ler is scheduled for weed abatement next week.
   d. Unit IX Common Area Cleanup (dead trees/ branches, brush and debris piles): Ann noted that the landscapers started on Tuesday, 10/22/19, and the cleanup will take approximately 3 weeks for the 5 acres of common property.

11. NEW BUSINESS
   a. Flag: Ann Zdanowski stated volunteers were needed to maintain the flag guidelines. Mike Enders, Chuck Fullington and John Stilo agreed to maintain the flag guidelines. A homeowner suggested that new flags may be obtained at a reasonable price at the American Legion.
   b. Draft Budget for 2020: Ann Zdanowski noted the 2020 proposed budget was based on 9 months of actuals and the projected costs for the last 3 months of 2019. The insurance company recommended going out for insurance bids, which the Council agreed to. **Motion:** Mike Enders moved to approve the proposed 2020 budget, with the assessment of $150 Annually. Dennis Shaw seconded the motion, which passed unanimously.
   c. Choosing Unit Alternates: Chuck Fullington explained how Unit Alternates are selected: The Alternates are chosen by Council vote, after they are voted on by the membership if a vacancy exits. Mike Enders noted that the second amendment to the Bylaws was written because the Council did not have a mechanism to nominate or appoint from units that weren't represented. Paul Scrivens mentioned that he had a person in his unit (VI) willing to be an Alternate. Discussion of this item will be on the agenda for the next meeting. Scot Lee and Eric Thaler are Alternates from Unit VII.
   d. HOAMCO Firewise Administration Support-Scheduling of Executive Meeting: Chuck Fullington reported that Jamie Nelson, HOAMCO Regional Director, stated the Ranch contract with HOAMCO will require language about supporting Firewise and this will be discussed in Executive Session. Larry Springer stated the topic is not an Executive meeting topic, however, Chuck related this was per the request from the vendor, HOAMCO. Chuck also noted the HOA attorney recommended that only Council members be in attendance for the Executive meetings. Larry Springer requested to be invited to the Executive meeting. Chuck stated that if the topic can be discussed in an open meeting, it will. It was decided the next Council meeting will be on 11/11/19 at 2 pm, with an Executive meeting to follow.
   e. Firewise Committee Report: Dennis Shaw, Firewise Chairman, reported that the Firewise Day held in September was a success, with over 100 people in attendance. There have been several people who have volunteered to be assessors. The Firewise Certification renewal is in process. Half of the grant
funds have been used and the next grant funds may be forthcoming in April 2020. There will be Firewise Assessors Training in the spring. Dennis reported he has been working with Eliot Shulman, who has a drone, and PAWUIC is accepting drone photos. Dennis stated there are still 4-5 properties that need to be assessed.

f. Architectural Committee Report: Mike Enders stated there is no report this month from ARC. It was suggested to Mike that additional information be included in future reports, such as how many homes are being built, where they are located and the size of the homes and Mike agreed. Jan Aldridge noted there are trees behind the Oaks that need to be removed, but she does not know if the trees are in the common area or not, and it was suggested the area be surveyed. **Motion:** Chuck Fullington moved to have the area behind the Oaks surveyed. Mike Enders seconded the motion, which passed unanimously.

Dave Savage related he would like to facilitate solutions and answers regarding problems in the Ranch, such as why are lots undeveloped, finding the root cause to issues at the Ranch and how to make the Ranch more attractive to builders and buyers. Dave suggested brainstorming to try and find solutions to issues and to discuss them at the next meeting.

12. **NEXT COUNCIL MEETING:** The next scheduled meeting is on Monday, November 11, 2019 at 2 pm, with an Executive Meeting to follow.

13. **ADJOURNMENT:** **Motion:** Dennis Shaw moved to adjourn the meeting at 4:36 pm. The motion was seconded by Terry Madera and passed unanimously. The Council then went into Executive session.

14. **COUNCIL RECONVENED:**
The Council reconvened the Regular Session at 5:12 PM to discuss the need for a sound system for the meetings. **Motion:** Chuck Fullington moved to authorize up to $350 to purchase a sound system, with 2 microphones, for use at meetings. Jan Aldridge seconded the motion, which passed unanimously. Paul Scrivens will provide information about the sound system to Ann, who will send it to the Council. The meeting was adjourned at 5:15 pm.

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Jan Aldridge, Secretary