ATTENDANCE
Council Members in attendance were Everett Cox-Unit I, Janet Aldridge-Unit II, John Stilo-Unit III (Vice Chairman), Mike Enders-Unit IV, Chuck Fullington-Unit V (Chairman), Dennis Shaw-Unit VII, Scot Lee-Unit VII (Bullwhacker & Associates) (Secretary/Treasurer), and Terry Madera-Unit IX. Council Member absent was Steve Martin-Unit VI. Alternates Paul Scrivens-Unit VI and Larry Springer-Unit IX were in attendance. HOAMCO Association Manager Ann Zdanowski and Donna Forster, Minutes Taker, were also present. Owners in attendance were Maria Allison, Lizzie Crookham, Ann Friday, Bob Klosterman, John Olson, Joe Pendergast, Eliot Shulman and Kathy Tibbs.

1. CALL TO ORDER/ESTABLISH A QUORUM
Council Chairman Chuck Fullington-Unit V called the meeting to order at 2:27 pm, introduced the guests and Council, and a quorum was established. Chuck stated that an item on the Agenda under New Business, a. "Potential Legal Liability", had been discussed with an attorney in the Executive Session, held prior to the Open Meeting. Chuck explained that a group of 20-25 owners wanted Bullwhacker Associates (the Declarant) to terminate or waive its rights of control of the Architectural Review Committee (ARC). Legal advised the Association to not be involved with the matter, since it was between private individuals and Bullwhacker Associates.

2. COMMUNITY DISCUSSION
a. Ann Friday asked if there was any information on the expenditure in April's finances of $2,104 for work in Unit IX, which was thought to cost $1,100. Ann Zdanowski will research.

b. Eliot Shulman expressed concern about the way the Ranch is being managed. Eliot stated the regulations, procedures and processes for building homes have discouraged buyers/builders and realtors, and home and property values have been affected. Eliot believes the Council should investigate why this appears to be happening. Eliot requested that the Council consider changing the CC&Rs or procedures and focus on managing the HOA and increasing property values.

c. Lizzie Crookham distributed a list of questions dated 7/22/19, from her and her husband Michael, for the Council's review. Lizzie requested clarification and information regarding the Firewise Committee and its authority, letters to owners from Council members, possibly being paid for with HOA funds and influencing the election, answers to questions regarding ARC charges to owners for review of house plans, and possible conflicts of interest between ARC and the HOA. The Council will review Lizzie Crookham's handout.
3. APPROVAL OF FINANCES
Ann Zdanowski discussed the financial report through 6/30/19 in the Council packet. As of 6/30/19, $462K is in the Operating Cash Account and $40,398 is in the Reserves Account. Expenses are $4,274 under the budgeted amount of $11,541. Terry Madera asked to see the checks written in and out of the accounts. Ann replied that the information is in the full financial Council packet each month and on the website, but she will email that information to the Council. Dennis Shaw asked if the checks to review house plans, $4,500 each, are made out to the HOA. Ann stated she will look to see if ARC expenses and income flow through the HOA books. Scot Lee noted that all ARC fees throughout the HOAs are about the same and all checks go through HOAMCO. Scot noted that HOAMCO had raised the ARC fees since more administration and personnel is required. Scot reported that ARC is a completely separate fund and fees pay for HOAMCO's architectural and administrative support.

**Motion:** Mike Enders moved to approve the June 2019 Financials, subject to audit. Dennis Shaw seconded the motion, which passed unanimously.

4. APPROVAL OF THE JUNE 27, 2019 MINUTES
**Motion:** Dennis Shaw moved to approve the Council meeting minutes of June 27, 2019, based on the Draft copy. Everett Cox seconded the motion, which passed unanimously.

5. OLD BUSINESS
a. **Directory:** Ann Zdanowski noted that she had received a lot of responses from owners requesting to "opt in" to supplying their information for the Directory. Owners need to notify Ann if they want their information in the Directory. Steve Martin is assisting with the separate map book, to be included for those who have ordered the Directory.

b. **Landscaping Update:** Ann reported that North Country Landscaping & Maintenance, LLC, will begin work on the horse head monument within the next two weeks.

c. **Tennis Courts:** Chuck Fullington thanked Scot Lee and Mike Enders for their work on the french drain system installed on the west and south side of the tennis courts. This drain was installed to mitigate water from flowing under the tennis courts and deteriorating the surface of the courts. General Acrylics will begin work on the courts next week, weather permitting. The Council thanked Mike Enders for his work on the drain. Mike noted the tennis players had installed a blue tarp on the fence to help with wind issues. Mike suggested that a 6 foot by 8 foot wind screen in a more natural color may be more appropriate and he will get samples for the next meeting.

d. **Weed Abatement:** Ann noted that, due to the rain, a second cutting for weed abatement is necessary. Weeds along the trail will also be cut.

6. NEW BUSINESS
a. **Potential Legal Liability:** Discussed earlier

b. **Ranch Lot Resale Values:** Dennis Shaw stated he had done research and provided a handout with data on "Ranch Sold Lots" and "Ranch Lots Currently for Sale Below Purchase Price." Dennis' data shows owners are getting an average of 31% of what they originally paid for their lots. Chuck Fullington requested that "Ways to Improve Home/Lot Sales in The Ranch" be included on the agenda for the next meeting. Scot Lee noted that the cost of building homes has risen significantly and that The Ranch might consider reducing the required size of the homes, since the City of Prescott has changed its requirements. Mike Enders noted that ARC
previously required homes to be a minimum of 3,000 square feet on one level, but now allows the square footage to be on different levels. Mike noted that ARC is trying to accommodate owners in developing workable plans.

c. Firewise Committee Report: Dennis Shaw, Chairman, reported that Marty Trembly, a Yavapai Hills resident, is a certified Firewise Assessor and is willing to assess two lots in The Ranch for $50 each, with the check made out to PAWUIC. Dennis reported there were still six more lots to assess. It was noted that two inspections are required, one before mitigation has begun and one after completion. Dennis also noted that the Firewise rating for The Ranch has improved. Dennis is still working on organizing Firewise Day, which will take place on 9/8/19, and Dennis is getting a speaker. **Motion:** Chuck Fullington moved to approve the use of Marty Trembly as the Certified Assessor, until another assessor is available, for the two lots. The payment of $50 for each grant applicant will be paid for with HOA funds and the check for $100 will be written to PAWUIC. Dennis Shaw seconded the motion, which passed with one abstention, Scot Lee. Scot mentioned that he may know of another Certified Assessor and will look into the matter.

d. Architectural Committee Report: Scot noted there is a home starting on West Lee and there are four houses in work.

e. Alternate for Unit VII: **Motion:** Dennis Shaw reported an Alternate is needed for Unit VII and moved to nominate Joe Pendergast. Paul Scrivens seconded the motion, which passed with one opposed, Scot Lee.

7. **NEXT COUNCIL MEETING:** The next scheduled Council meeting is Monday, August 22, 2019, 2 pm.

8. **ADJOURNMENT:** **Motion:** Scot Lee moved to adjourn the meeting at 3:42 pm. The motion was seconded by Terry Madeda and passed unanimously. The Council then returned to the Executive session.

__________________________________________  Scot Lee, Secretary/Treasurer