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), Steve Martin-Unit VI and Scot Lee-Unit VII (Bullwhacker & Associates) (Secretary/Treasurer). Council Members absent were Dennis Shaw-Unit VII and Terry Madera-Unit IX. Alternates Paul Scrivens-Unit VI, Joe Pendergast-Unit VII and Larry Springer-Unit IX were also present. HOAMCO Association Manager Ann Zdanowski and Donna Forster, Minutes Taker, were also in attendance. Owners present were Maria Allison, Ann Friday, John Olson and Eliot Shulman.

1. CALL TO ORDER/ESTABLISH A QUORUM
Council Chairman Chuck Fullington-Unit V called the meeting to order at 2:00 pm, introduced the guests, and a quorum was established.

2. COMMUNITY DISCUSSION
a. John Olson asked if the ARC account was an Association account, since he only saw funds going in and out of it on the website. Scot Lee related that the funds ($4,500) are construction deposits and Ann Zdanowski stated that the account was not an income to the Association but was a "pass-through" account. Chuck related that he will talk to the CFO at HOAMCO, to see if the account could be made more transparent and tracked more clearly.

b. Eliot Shulman requested more information on the legal issue that was discussed in Executive Meeting involving the Declarant, Bullwhacker Associates. Mike Enders related that a group of owners is looking to bring action against the Declarant, but the Association is not named in the action. The Association Attorney advised the Council not to be involved, since it was between private individuals and Bullwhacker Associates. Mike stated that if Eliot wanted more information, he could contact a member of the owners wishing to bring action.

3. APPROVAL OF JULY FINANCES
Ann Zdanowski presented the July financial report from 7/1/19 through 7/31/19 in the Council packet. Motion: Steve Martin moved to approve the July 2019 Financials, subject to audit. Scot Lee seconded the motion, which passed unanimously.

4. APPROVAL OF THE JULY 22, 2019 MINUTES
Motion: Mike Enders moved to approve the Council meeting minutes of July 22, 2019, based on the Draft copy. Steve Martin seconded the motion, which passed unanimously.

Mike Enders informed the group that former Council Chairman Kent Robinson had passed away in California. An article of appreciation will be in the newsletter, acknowledging the countless hours and service Kent provided on behalf of the community.
5. OLD BUSINESS
   a. Directory: Ann Zdanowski stated the directory is in process and will be completed after the Annual Meeting, so that the new Council can be included. The map book will be re-done by Sir Speedy, but the rates are hourly and it is uncertain of the cost.
   b. Landscaping Update: Ann reported that North Country Landscaping & Maintenance, LLC had completed the landscaping work on the area around the horse head monument. The Council reviewed the itemized invoice, but will have Neil True inspect the work to ensure it was completed according to plan.
   c. Tennis Courts: Mike Enders met with the General Acrylics (GA) Rep, Field Supervisor and owner and GA stated they would have a schedule for the courts’ refurbishment next week. The courts will be closed during the refurbishment. Mike noted the Council had authorized $2,000 for the French drain, but the work was $2,825. Motion: Steve Martin moved to approve an additional $825 for the French drain. John Stilo seconded the motion, which passed unanimously. Mike noted the blue tarp on the fence to help with wind issues was taken down but is back up. Mike is working to get a dark green fence netting fabric from Prescott Lakes, but Mike recommended removal of the blue tarp by the end of the season, if he is unable to get the green netting.
   d. Weed Abatement: Ann reported that a second cutting for weed abatement had been done but it is unknown if or when a third cutting will be done. It was noted that the sticky ends of the tall grasses cause problems for the dogs and it was asked if the grasses could be cut before they sprout. Chuck offered to ask Dave. Ann Friday complimented K-Ler for the work they did in Unit IX and Ann Zdanowski will pass along that information.
   e. Unit IX Common Area Cleanup (dead trees/ branches, brush and debris piles )Bids: Ann Z. presented the bids from K-Ler ($5,600) and Down to Earth (DtE) ($10,600) for clearing work in Unit IX of Mystic Heights. Ann related that the area is very steep and hard to get to, and hauling out the debris will take considerable effort. K-Ler bid what was requested and DtE bid fire mitigation. Motion: Larry Springer moved to approve the bid for $5,600 from K-Ler to perform the work in Mystic Heights. John Stilo seconded the motion, which passed with one abstention, Joe Pendergast.

6. NEW BUSINESS
   a. Improve Perception of the Ranch: The Council and owners present shared different points of view concerning the need to improve the possible perception that the Ranch is difficult to work with regarding the buying and selling of property. Scot Lee noted there are 400 lots left in the Ranch and the challenges are the steepness of the lots, people want smaller homes and the cost of building has increased. Joe Pendergast stated that, based on recent information in the Courier, the price per square foot for homes in the Ranch have decreased, as compared to other communities. It was mentioned that many of the homes in the Ranch are older and need renovating and updating. It was suggested that a Council member contact the Board of Realtors to ask what can be done about the possible negative perception.
      Eliot Shulman believes the Council needs to be proactive in determining why people think the Ranch is highly restrictive in building. Scot Lee mentioned that the Council’s goal is to support the CC&Rs, and that, perhaps, a Committee could help determine if a problem actually exists. Scot also noted he had sold six lots this year, all over $100K. Chuck Fullington acknowledged that the steepness of the remaining lots is a problem.
      Mike Enders asked about the the property in the Ranch that had burned about seven months ago. Ann has received many calls from owners and realtors complaining about the property. Motion: Mike Enders moved to have Ann Zdanowski send a letter requesting a timeline of when the property will be demolished. Mike Enders withdrew his motion and the item will be discussed in Executive Session.
   b. D&O Insurance: Ann Zdanowski contacted Larry Cabossel, insurance broker, about increasing the Umbrella insurance, which is currently at $5MM. Umbrella insurance covers whatever may be above the current General Liability D&O insurance of $1MM. Larry recommended increasing the Umbrella coverage
to $10MM, which will be about a $350-$400 per year increase to what the HOA is currently paying. Ann stated we have General Liability of $1M, and, if that is met, the Umbrella insurance will be in effect. **Motion:** John Stilo moved to increase the Umbrella insurance coverage from $5MM to $10MM. Larry Springer seconded the motion, which passed unanimously.

c. Annual Meeting: Ann stated that all of the remaining mailers about the Annual Meeting will be sent by 8/27. Ann has been ordering menu items and getting ready for the meeting.

d. Firewise Committee Report: Joe Pendergast provided the Firewise report for Dennis Shaw, Chairman, who was absent. Joe noted that owners of five acres are interested in fire mitigation and seven more acres are open for mitigation. Four properties are waiting for assessment. The certified Firewise Assessor training session will be held prior to year end. Eliot Shulman has volunteered to assist Ann Zdanowski with the grant application process. Firewise Day will take place on 9/8/19, will be held at the Starting Point Church at Gateway Mall, and three speakers have been scheduled. Ann stated that about half of the owners have emails, and an eblast can be sent to them about Firewise Day. Sir Speedy can send out the remaining 545 mailers for $582. **Motion:** Chuck Fullington moved to approve using Sir Speedy to send out 545 mailers about Firewise Day for $582. Mike Enders seconded the motion, which passed with one abstention, Larry Springer.

e. Architectural Committee Report: Scot Lee stated there were two homes almost finished on Bar Circle A, one home starting on Brandywine and one more on Wind Spirit getting ready to start. It was mentioned that Lot 3 has a lot of sand and gravel and Scot will inform the owners. Sandy West, the Compliance Officer, is notifying people about dead trees on their lots. It was noted that the City needs to clean out culverts and Janet Aldridge will notify the City. Ann Zdanowski noted she is waiting for bids for the removal of trees in the common area. Mike Enders reported he had received a call from Jim Peters, who is concerned about further erosion to the back of his property. Mike stated action would be needed only if there is a severe downpour and the Council will address the matter at that time. Ann reported there were 52 open violations, 34 have been closed and 14 are being monitored (landscaper is being scheduled). Chuck Fullington mentioned that he had received a call about the overgrowth on Lee Blvd, with brush and trees too close to the road, which may be a hazard in case of an emergency. The area was Firewised but has grown back. Chuck will meet with the Fire Department and ask for recommendations.

7. NEXT COUNCIL MEETING: The next scheduled meeting is the Annual Meeting on Thursday, September 26, 2019.

8. ADJOURNMENT: **Motion:** Mike Enders moved to adjourn the meeting at 3:37 pm. The motion was seconded by Larry Springer and passed unanimously. The Council then went into Executive session.

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Scot Lee, Secretary/Treasurer