Call to Order
Council Chairman Chuck Fullington-Unit V called the meeting to order at 3:30 pm. The meeting was held at the Hassayampa Hotel Marina Room in Prescott. A quorum was established and there were approximately 75 Owners who were present at the meeting. Also in attendance was Ann Zdanowski, HOAMCO Association Manager and Kathy Andrews, Minutes Taker.

Council Introductions
Council Chairman Chuck Fullington welcomed members to the meeting and thanked the previous year’s (2017-18) Council members for their service. He mentioned that two Council Members had passed away; Tom Menser (Unit 7) and Billie Howell (Unit 2). Dennis Shaw volunteered to take Tom’s position and Dennis Shaw was appointed to the position. Jan Aldridge was voted in by the Council to take Billie’s position on the Council. Chuck introduced the current Council: Everett Cox- Unit I; Jan Aldridge-Unit II, Alternate Kimberly Stiller; John Stilo-Unit III (Vice-Chairman); Mike Enders-Unit IV (out of town), Alternate Rosalie Naigle; Chuck Fullington-Unit V (Chairman); Steve Martin- (absent), Alternate- Paul Scrivens-Unit VI (absent); Scot Lee-Unit VII (Secretary-Treasurer); Dennis Shaw-Unit VII and Terry Madera-Unit IX and Alternate- Terry Partyka. Chuck then introduced Ann Zdanowski, HOAMCO Association Manager.

Chairman’s Report
Council Chairman Chuck Fullington said that the largest unit in The Ranch is Unit 7, which is why there are two Councilmembers for that Unit. Unit 3 has the most homes. Water issues have been prevalent this year. Since January the area has had 23 ½ inches of rain. Mud/rock on the roadways is bound to happen due to the hilly terrain of The Ranch. The streets are the responsibility of the City of Prescott. We are currently having some bids for adding in some Drainage ditches. Weed Abatement is taken care of up to three times per year. Due to the amount of rain and growth this year, it will take a while for it to be completed. The resurfacing of the Tennis Courts has been completed. They have been striped with pickleball lines. There is a cabinet there which has one pickleball net and a second is on order. Tennis has the court in the mornings on Monday, Wednesday, and Friday. Pickleball has Tuesday, Thursday and Saturday. There is a new key which you can get at HOAMCO. If you have the old key, you can turn it in and get a $25 refund and purchase the new key for $5. Feeding Wildlife is not allowed. It is a class 3 misdemeanor for feeding
wildlife. When you feed the deer and javelina, it brings the larger predators into the area. Council Meeting Minutes had been taking a long time to get out to the community, but that process is changing and we will be getting those available much quicker from now on. HOAMCO maintains the Website for The Ranch and is currently undergoing some upgrades. We will be addressing the website at the next meeting. Dennis Shaw is the new Firewise chairperson and Scot Lee is the ARC Chairperson. They are working on finding common ground with regards to Firewise. Paul Scrivens was the Firewise Chairperson and has stepped down. He became the Firewise Chairperson about three years ago. He was able to get the Firewise Committee reinstated and has had countless acres cleared or thinned out, approximately 80 properties. As a thank you to Paul, the Council has a plaque thanking him for all his work on the Firewise Committee.

**Treasurer’s Report**
Council Member Scot Lee-Unit VII (Secretary/Treasurer) The Total Assets as of 12/31/17 were $433,829. Revenues at year end 2017 were at $157,849 and 87% of that amount was from assessments. Expenses were at $120,497 for the same period, with 71% for administration fees which include accounting fees, bad debt and insurance fees, and 28% for landscape maintenance and weed abatement in the common areas. As of July 31, 2018, Revenues were at $157,467 and Expenses were at $61,289.

**Architectural Report**
Scot Lee stated that is has been busier this year with the market going up. In a year and half, there have been 78 properties sold. There are twelve properties in Architectural review right now with eight under construction. Pricing on lots has gone up about $20,000.

**Firewise Program**
Dennis Shaw stated he has been on duty as the Chairman of the Firewise Committee for one month. The Ranch is at the highest risk rating due to extreme vegetation. The Ranch has certified Firewise assessors and the community has regained the firewise certification. There are approximately 120 lots that have been made firewise. The Ranch has an innovative program which has an initiative for five contiguous lots would pay $475 to have a low risk prisoner group come in to firewise the lot. The Committee members are Dennis Shaw, Everett Cox, Cam Waguespack, Bill Bielfeldt. The Firewise Committee does not fund the work being done on lots, they do not clear cut lots, and they do not remove unnecessary
The Committee does update the website theranchatprescotthoa.org, sends out a Firewise Newsletter and holds an Annual Firewise Day. The grant program through PAUWIC is helpful to assist in helping the Owners pay for the firewise work to be done. Dennis stated it is very important to be informed, to take care of your property and create defensible space. The goal is for everyone to work together. We are working on notifying lot owners by sending letters that they need to address the overgrowth and dead trees. We are working on enforcing the CC&R’s for The Ranch.

**Election Results**
Ann Zdanowski noted she had received 349 ballots. There were eleven (11) ballots received that could not be counted due to not being received in the signed, Secret Ballot envelope. The IRS Revenue Ruling 70-604 and the September 28, 2017 Annual Meeting Minutes were approved by the members. Ann then presented the election results for the new Council for 2018-2019: Unit I-Everett Cox; Unit II-Jan Aldridge with Alternate- Kimberly Stiller; Unit III-John Stilo, Alternate Terry Partyka; Unit IV-Mike Enders, Alternate Rosalie Naigle; Unit V Chuck Fullington; Unit VI-Steve Martin; Unit VII-Scot Lee and Dennis Shaw; and Unit IX-Terry Madeda. There were several write in’s who will be contacted to see if they would like to serve as alternates.

**Public Communications**
Chairman Chuck Fullington then opened the meeting to comments and questions from the Association Members.
1. Homeowner and Firewise Committee member Bobbie stated that three insurance companies have refused to insure in The Ranch; Liberty, Nationwide and AAA. The community can have serious issues if we don’t all work together and take care of the lots that need to be trimmed. The Firewise Committee needs to have support and cooperation by the Council.
2. A homeowner wanted to note that she heard a fireman state that if one lot has been firewised, and the lot next to that has not been, they will work to save the one that has been trimmed first.
3. A homeowner from Unit I asked to clarify that Unit VIII is not part of the Ranch? Chuck explained that Unit VIII is part of The Ranch but not part of the HOA.
4. There was a question regarding a little culdesac with some common area in the middle and who takes care of it because there is a dead tree in it. Scot mentioned that they are not common area, but are part of the right of way. The City has allowed The Ranch to maintain the landscaping in it. Scott asked if she could specify where it was so they could look at it.
5. What can we do about the neighbors who have created a forest by nurturing each tree that pops up? Scot explained that it is a case by case basis. Not everyone has the same idea of what defensible space is and don’t realize that the tree growing right next to your home could catch your house on fire if it goes up.
6. Homeowner from Unit VI stated that the police have been more present on Echo Hills Circle and arrests have been made. There have also been hunters up there and would like to know if hunting is allowed? Chuck explained that hunting is not allowed in The Ranch.

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7. A homeowner commented that the City has a volunteer police force who will come around and check on areas, or even come to your house to check on your home if you tell them that you are going on vacation. He would also like to know what to do about the people speeding on Lee as he lives on a blind curve. Chuck explained that the Police are aware of the speeding. You need to contact the Police Department and we can add it to the newsletter as well.

Adjournment
Chuck Fullington adjourned the meeting at 4:47 pm.

Respectfully Submitted,

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Scot Lee, Secretary/Treasurer