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## **Power Ranch Community Association Open Session Meeting Minutes**

Carriage House

April 24, 2017 - 6:30 pm

Directors Present:     Matt Dominy, President     Gary Whelchel, Vice President     Hannah Boles, Secretary  
                                 James Piercy, Treasurer     Randy Dix, Director  
                                 Robert Jamison, Director     Becky Cholewka, Director

Absent:

CCMC Management:     Stephanie Fee, Community Manager     Juliann Mowen, Assistant Community Manager  
                                 Rebecca Benavidez, Lifestyle Director

### **Homeowner Forum**

There were no homeowners in attendance.

### **Call to Order**

Meeting called to order: 6:30pm

### **Consent Agenda**

Motion to approve the consent agenda that includes:

- The board meeting minutes from March 27, 2017
- April and May Tree Trimming
- Knolls Date Palm Trimming
- Los Altos/Posse Turf Transition
- Ranch House Pool Landscape Renovation

Gary motioned, James seconded, all in favor, motion passed.

### **Management Report**

- March financials are complete; they were not reviewed by the committee due to a missed meeting last month. Committee went through February financials and discussed the investment policy.
- In March PR had 28 home closings.
- Progress on the cleanup and fence repairs of the two vacant parcels at Germann Road this month.
- Working on improving Grounds Services team for more exposure at each of the pools for the summer months.
- Looking into added security 7-days a week and possibly adding patrols on a second shift Friday, Saturday and Sunday.
- Communications is working on reformatting the Mission Vision and Goals for the Board.
- May/June magazine issue is at the printer and should be out on schedule.
- Documenting reoccurring nuisance calls at a property on Blue Sage.



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- The Knolls community added two new trash containers; one at Los Altos and the other at the basketball court. We are repairing one of the umbrellas at the Calistoga pool. Working on getting bids to repair the Bonanza cool deck as it is popping up due to a water leak in the trunk line.
- Maintenance staff has completed the repair kits for the pole lights that were deteriorating from the irrigation overspray. They will begin painting those poles to match the new bases.
- AZ Lake and Pond are treating the lyngbia algae bloom at the RH Lake. They are recommending another fish stocking.
- Gilberts Painting has completed the painting of the Sunrise and Sunset pavilions, Pool pavilions and RH Lakefront pavilion.
- The splash pad construction was delayed one week.
- New Bulk Trash and Feeding the Duck signs have been ordered.
- Four Peaks has completed planting of trees and approximately 400 plants east of Ranch House Parkway on Pecos Rd. They began granite installations and hope to be completed by month end. The Knolls committee is recommending approval of the turf transition at Los Altos and Posse.
- Covenants is averaging about 90 submissions per month on the DRC with the majority of those being paint.

### **Lifestyle Report**

April events included Trek the Trail, Power Ranch Angels Meeting, Family Bike Night, Morning Meet Up, Egg Scramble, Teen Egg Scramble, Lady Bug Release, Aspire Happy Hour, Pay in our Drum Circle, and Community Garage Sale. May events included Mother's Day Craft, Film Club, Ladies Bunco, Clear the Clutter, Power Ranch Angels Meeting, Tye Die Activity, New Resident Welcome Party, Boost Your Energy, Dive In Movie.

### **Action Items**

#### **- Committee Appointments**

The following applicants were recommended by James (committee liaison) for the **Budget Finance** committee: Roger Brockmeyer, Joshua Jones, Marion Knapp Alan Ruffalo, Thomas Bristow, Christine Mann, Rebekah Fontagneres

Motion to approve the appointment of the recommended applicants to the Budget Finance committee.

James motioned, Gary seconded, all in favor, motion passed.

The following applicants were recommended by Randy (committee liaison) for the **Design Review** committee:

Hannah Boles, Sandy Baker, Pam Campbell, Chris Barsby, Michael Ewing, Shahid Sherwani, Gordon Engstrom

Motion to approve the appointment of the recommended applicants to the Design Review committee.

Randy motioned, James seconded, all in favor, motion passed.

The following applicants were recommended by Robert (committee liaison) for the **Landscape** committee:

James Piercy, Teresa Davis, Fred Wallace

Motion to approve the appointment of the recommended applicants to the Landscape committee.

Robert motioned, Becky seconded, all in favor, motion passed.

The following applicants were recommended by Gary (committee liaison) for the **Knolls** committee:

Christine Mann, Doug Sloan, Iris Sauve, Tere Garcia, Charlie Taylor



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Motion to approve the appointment of the recommended applicants to the Knolls committee.  
Gary motioned, Randy seconded, all in favor, motion passed.

The following applicants were recommended by Hannah (committee liaison) for the **Playground Recreation** committee:

Angela Barba, Sagan Dean, Michelle Taylor, Lisa Rich. Hannah recommended we table this item to see if we can get additional applicants through e-mail blast.

Motion to table this item to approve the appointment of the recommended applicants to the Playground Recreation committee.

Hannah motioned, Becky seconded, all in favor, item tabled.

- **Review and Approve Goals from Strategic Planning**

Board reviewed Goals on the Board Mission Statement.

Motion to approve the Goals on the Board Mission Statement with amended changes.  
James motioned, Hannah seconded, all in favor, motion passed.

Board agreed that James would work on the Mission and Values portion and review revisions at the next Board meeting.

Motion to table approval of the Mission and Values on the Board Mission Statement.  
Gary motioned, Randy seconded, all in favor, item tabled.

**Information Items and Community Reports**

- **President**

Recommend watching the CCMC Fair Housing seminar that will be uploaded to the portal. Reminder the Pow Wow is May 5<sup>th</sup>, highly recommend attending.

- **Treasurer**

The March financial statements are complete. They were not reviewed by the committee as we had a rescheduled meeting and reviewed February financials and discussed the investment policy. March income exceeded budget by \$10,499 due to advertising income, working capital, and violation fines. 28 homes were sold during March. The March financials reflect a positive variance of \$13,066 in operating expenses for the month and \$55,098 for the year. The Knolls expenses were \$668.69 under budget for March and \$3,245 under for the year. The Villages operating expenses were \$335 under budget for March and \$191 year-to-date. Balance in the Capital Improvement Fund was \$176,141.43 at month end.



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- **Budget Finance**

Discussion on investments and investment policy will come to Board with recommendations. Next meeting is May 24th.

- **Design Review**

Denise is doing a great job with paint. Next meeting is May 6th.

- **Knolls**

Next meeting is May 9th.

- **Landscape**

Working on the landscape renovations on Pecos. Next meeting is June 13th.

- **Playground Recreation**

Next meeting is May 16<sup>th</sup>.

- **GCCA**

No Meeting.

**Board Member Forum**

Matt – None.

Robert – None.

James Piercy – None.

Gary – Took my dog for a walk to Jim's memorial. Landscaping is gorgeous, thought maybe there should be a grill. Very nicely done.

Hannah – Found someone walking on top of the pavilion.

Becky – None.

Randy – Kids are turning on irrigation walking home from school in the Knolls neighborhood.

Meeting adjourned: 8:10 pm