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

Carriage House

June 26, 2017 - 6:30 pm

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

Absent:     Hannah Boles, Secretary

CCMC Management:     Stephanie Fee, Community Manager     Juliann Mowen, Assistant Community Manager  
                                 Rebecca Benavidez, Lifestyle Director     Dom Mansueto, Maintenance Supervisor  
                                 Delores Ferguson, President     Nick Ferre, Vice President

### **Homeowner Forum**

There were no homeowners in attendance.

### **Call to Order**

Meeting called to order: 6:36pm

### **Consent Agenda**

Motion to approve the consent agenda that includes:

- The board meeting minutes from May 22, 2017

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

### **Management Report**

- May financials are complete.
- Update on attorney collection files. Board delegated staff to move attorney files as needed.
- Office staff has been to several trainings this month.
- Communications has started the pre-work required for starting a Communication Plan for the community which will require input from the Board of Directors.
- Jordyn is leaving for her internship at the end of the month. We welcomed Morgan to our team as the Lifestyle Assistant to replace Jordyn.
- Reviewed resolutions for videotaping meetings to comply with the new legislation that becomes effective August 9, 2017.
- The news magazine is tracking well for the year with \$15,567 in advertising income and expenses for printing and mailing are \$14,455.
- The Landscape committee met this month; they reviewed the various completed projects and approved the revised schedule of improvements.
- Budget Finance committee elected Roger Brockmeyer chair for the year. The committee tabled the decision on the Investment Policy.



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- Design Line Architects was contacted to refresh their bid for adding overflow parking improvements at the Barn.
- We received all the pricing on the various licenses required for music and televisions broadcast for the Board to review.
- Tiger Mechanical installed a new ice machine in the Ranch House.
- Bocce Court updates are included in the board packet to approve additional capital improvement funds of \$10,692 for additional footings and fill.
- Four Peaks has been working on dethatching the turf areas through the community and they have about two weeks of aeration to follow the dethatching. All of the summer flowers were installed in May.
- Maintenance team has been busy working on the bollard light retrofits and completed the arroyo north of the Germann tunnel as well as the common areas in The Grange.
- Four Peaks resolved the issue with kids turning on the irrigation in the Willows Park after school, by screwing down the valve boxes.
- AZ Lake and Pond are treating both lakes as they have been battling the Lyngbia Algae.
- Additional chairs and lounges were ordered for the Knolls pools to replace those that were broken or missing. The Bonanza pool deck work has been completed. Calistoga pool is in progress.
- Both Ranch House and Barn pools have been closed on at least four occasions due to accidents.
- Four signs were installed at the lakes informing owners of the best items to feed ducks.
- Four new tables and sixteen chairs were installed at the Ranch House pool.
- The splash pad is nearly completed.
- In May, Power Ranch had 41 home closings.
- New bulk trash reminder signs were used for the first time in June; we do see an improvement when people are visually reminded of the bulk date.
- The June DRC meeting welcomed two new members to the committee. The committee decided that they are no longer going to accept custom paint schemes as there are 110 schemes to choose from.

### **Lifestyle Report**

June events included Donuts on the Go!, Women's Self Defense Class, Cooking with Jordan Urnovitz, Community Blood Drive, Country Line Dancing, Annual Salsa Challenge. July events will include Swim Dogs Swim Lessons & Club, Craft Night with Nancy, Kids and Teens Writer's Workshop, Dance Camp, Art Club, Water Balloon Fight Strikes Back, Pizza and Paint, Certified Babysitter's Class, Boost Your Energy B-12 Shots, Back to School Splash.



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#### **Action Items**

- **Resolutions Memorial Bench, Videotaping Meetings, Access to Records and Record Retention, Document Retention Policy Resolution**

The Memorial Bench Policy Resolution is reiterating the current practice used when the Association receives a request for a bench. Videotaping meetings is a change to the current policy that complies with new Statutes effective August 9th. Access to Association Records was updated to include digital requests and where the common repository of information can be found at mypowerranch.com. The Records retention policy is something that came up during the contract discussions.

Motion to approve the Memorial Bench Policy Resolution, Videotaping Resolution, Access to Association Records and a Record Retention Policy and the Document Retention Policy Resolution with changes presented by the Board.

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

- **Bocce Court Overage**

Due to the extended length of the Bocce Courts from 70' to 75' that the committee requested, there was a significant change in the grade which required more fill to insure that the court was even. The bid from Classic Concrete and Construction for \$10,692.60 was reviewed. In addition, the Board discussed the scoreboard and rules that were bid at \$530.00 per scoreboard.

Motion to approve an additional \$11,852.60 from Capital Improvement to complete the courts.

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

- **Barn Excess Parking**

Last year the Association looked at expanding the parking lots in both the Ranch House and Barn, the Board tabled the decision to move forward. The Barn is scheduled for asphalt sealing and repair this year. Design Line Architects provided a proposal to expand overflow parking area at the Barn directly east of the parking area, the estimated cost is \$15,575.00. The bid from Design Line Architects was reviewed. Board discussed this would require a vote of the members as it's a change to the common area.

Motion to deny an agreement with Design Line Architects for expanding overflow parking at the Barn.

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

Robert motioned to further investigate safety related options as it relates to event parking at the Barn.

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

- **Christmas Light Decorators**

The Christmas decorations and banners for 2017 is budget for \$12,150.00. The Board reviewed the Christmas Light Decorators proposal for \$15,985.96, which is higher this year due to the labor costs.

Motion to approve Christmas Light Decorators for holiday decorations with the additional expense of \$3,835.96 from Capital Improvement.

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



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

Board reviewed revisions to the Mission and Values on the Board Mission Statement.

Motion to approve the Mission and Values on the Board Mission Statement with amended changes.

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

- **Licensing for Music and Movies**

To insure the community is covered by copyright claims, the Board reviewed three music licensing contracts from BMI for \$2,420.00, SESAC for \$1,681.00 and ASCAP for \$1,100.00.

Motion to approve BMI, SESAC and ASCAP music licensing contracts totaling \$5,201.00.

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

**Information Items and Community Reports**

- **President**

Recommend attending one of the New Resident Welcome Dinners. We will need a volunteer to write an article for the next magazine.

- **Treasurer**

The May financials were distributed to the Budget Finance Committee and placed on the board portal. The Variance report is in your board packet as I know some prefer the paper versions. For the month of May the Associations operating expenses were \$313,597.04 which is under budget by \$14,690.96. Categories that exceeded budget this month include administrative and general due to an increased number of pages in the May magazine and postage costs for increased amount of violations sent from site. Contract services exceeded budget due to the increase in service during the summer months for the cleaning contract which will even out the remainder of the year. You may recall that we changed after the 2017 budget was approved. Overall costs are slightly lower than the prior contract. Parts and supplies are slightly over budget due to pool and lake chemicals.

- **Budget Finance**

Next meeting is July 19th.

- **Design Review**

Next meeting is July 11th.

- **Knolls**

Next meeting is August 8th.

- **Landscape**

Next meeting is August 8th.



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- **Playground Recreation**

No Meeting.

- **GCCA**

No Meeting.

**Board Member Forum**

Matt – None.

Robert – Great to see the working functions of Power Ranch while walking my new puppy. It was wonderful to see Power Ranch step by step instead of always driving around.

James Piercy – Excited to hear our social events are sold out. Kudos to Rebecca.

Gary – Compliments to the staff on monitoring social media.

Hannah – Absent.

Becky – Discussion on adding solar lights to light the bocce courts.

Randy – Is grateful for the staff.

Meeting adjourned: 8:32 pm