



POWER RANCH
COMMUNITY ASSOCIATION

Board of Directors Meeting

Carriage House

August 22, 2016

6:30 pm

AGENDA

HOMEOWNER FORUM

This meeting is open to Owners and Residents of the Power Ranch Community Association. Homeowners are welcome to bring their concerns to the Board of Directors during the **Homeowner Forum**. Should you desire to address the Board during the **Homeowner Forum**, please indicate your request on the sign-in sheet and you will have three (3) minutes to address the Board. Please note that the Board will take into consideration the questions and concerns raised during the **Homeowner Forum** and a decision may not be reached at the current meeting.

BOARD MEETING

Per Arizona Revised Statute 33-1804; during the meeting, owners may be recognized for comments on agenda items after the subject matter is introduced, seconded and open to board discussion. Homeowners will be permitted to comment after board discussion. The Board President will formally open the subject to homeowner comment and close homeowner comments when appropriate.

- I. Call to Order
- II. Consent Agenda
 - A. Board Meeting Minutes, July 25, 2016 (p. 3)
- III. Appoint Board Member to replace Jeff Gundlach
 - A. Officer Discussions
- IV. Staff Reports
 - A. Management Report (emailed)
 - Collections Year to Date
 - Community Standards – Violations (p. 8)
 - Communications Report (p. 10)
 - B. Lifestyle (p. 14)
- V. Action Items



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Board of Directors Meeting

- A. Long Term Parking Request (p.17)
 - B. Playground Committee Appointments (p.19)
 - C. Bad Debt Write Off Resolution (p. 25)
 - D. Camera Installation Carriage House (p. 27)
 - E. Appoint Board Member for GCCA
- VI. Wells Education
- VII. Discussion Item
- A. Opinion on Change of Use (p. 29)
- VIII. Information Items and Community Reports
- A. President
 - B. Treasurer
 - C. Budget Finance – Approve/Ratify Recommendations (p. 32)
 - 1. Investment Options
 - 2. Approval of 2015 Audit
 - D. Design Review (p.35)
 - E. Knolls
 - F. Landscape – Approve/Ratify Recommendations (p. 38)
 - G. Playground Committee (p. 40)
 - H. GCCA
- IX. Board Member Forum
- X. Adjournment

Next Meetings:

Board Education	September 12, 2016
Board of Directors	September 26, 2016
Budget & Finance	September 21, 2016
Design Review	September 6, 2016
Knolls	October 17, 2016
Landscape	October 11, 2016