



POWER RANCH
COMMUNITY ASSOCIATION

Board of Directors Meeting

Carriage House

July 25, 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, May 23, 2016 (p. 3)
 - B. Bad Debt Write-off (p. 8)
 - C. Trash Container Additions (p. 9)
 - D. August. September Tree Trimming and Removal Proposal (p. 11)
 - E. Ratify Unanimous Consent James Piercy Appointment
- III. Staff Reports
 - A. Management Report (p. 17)
 - Collections Year to Date (p. 21)
 - Community Standards – Violations (p. 22)
 - Communications Report (p. 24)
 - B. Lifestyle (p. 30)



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- IV. Action Items
 - A. Treasurer Appointment (p. 36)
 - B. Lake Maintenance Proposal (p.39)
 - C. Plumbing issue in Neighborhood 10 (p. 49)
 - D. Homeowner Paint Extension Request (p. 63)
 - E. Long Term Parking Pass Requests (p.67)
 - F. Parking Lot Expansion Architect Proposals (p. 79)
 - G. Exterior shade screens for Flex Room in Ranch House (p. 89)

- V. Information Items and Community Reports
 - A. President
 - B. Treasurer
 - C. Budget Finance – no meeting
 - D. Design Review (p. 93)
 - E. Knolls
 - F. Landscape – Approve/Ratify Recommendations (p. 97)
 - 1. Modifications to Neighborhood Entrances north of Germann Rd. for Winter
 - 2. Weaver Circle Renovation
 - 3. Soccer Field Over Seeding
 - 4. Jim Trog Memorial Picnic Grove
 - 5. Recommend approval two Committee Members
 - G. Playground Committee
 - H. GCCA

- VI. Board Member Forum

- VII. Adjournment

Next Meetings:

Board of Directors	August 22, 2016
Budget & Finance	July 27, 2016 - Auditor
Design Review	August 2, 2016
Knolls	August 15, 2016
Landscape	August 9, 2016