



POWER RANCH
COMMUNITY ASSOCIATION

Board of Directors Meeting

Carriage House
October 24, 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 (p. 3)
 - A. Board Meeting Minutes, September 26, 2016 (p. 4-7)
 - B. December Tree Trimming (p. 8-10)
 - C. Fish Stocking (p. 11-12)
- III. Staff Reports
 - A. Management Report (p. 13-16)
 - Collections Year to Date (p. 17)
 - Community Standards – Violations (p. 18-19)
 - Communications Report (p.20-21)
 - B. Lifestyle (p. 22-24)



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- IV. Action Items
 - A. Little Libraries Request (p.25-33)
 - B. Paint Variance Request (p. 34-42)
 - Mountain View – Carriage Way
 - C. 2017 Operating Budget and Assessment Rate (p. 43)
 - PRCA Master (p. 44-46)
 - The Knolls (p. 47)
 - The Villages (p. 48)

- V. Discussion Items
 - A. Policy regarding facility rentals (limitations)
 - B. Board Volunteer for Centennial Pumpkin Judging

- VI. Information Items and Community Reports
 - A. President
 - B. Treasurer
 - C. Budget Finance – 2017 Budgets
 - D. Design Review (p. 49-60)
 - E. Knolls – Tree Removals, Budget
 - F. Landscape - Budget Review, Memorial Plan
 - G. Playground Committee - No meeting
 - H. GCCA – No meeting

- VII. Board Member Forum

- VIII. Adjournment

Next Meetings:

Board of Directors	November 28, 2016, December 26, 2016 (Change??)
Budget & Finance	November 16, 2016
Design Review	November 1, 2016
Knolls	November 21, 2016 – if needed
Landscape	December 13, 2016 – if needed