Power Ranch Community Association
Board of Directors Meeting Notes
Carriage House
March 26, 2018 - 6:30 pm

Directors Present: Matt Dominy  Gary Whelchel
Janine Igliane  James Piercy
Becky Cholewka  Denise Siemen
Rebekah Fontagneres

Absent: None

CCMC Management:  Aimee Lentz, Community Manager  Nick Ferre, Vice President
Dom Mansueto, Maintenance Supervisor  Rebecca Hill, Lifestyle Director
Stacey Schulze, Communications Coordinator  Denise Montana, Community Standards

Homeowner Forum

There were 8 homeowners in attendance. Nick Ferre (western division VP for CCMC) officially welcomed Aimee Lentz to the Board meeting and introduced her to the residents present as the incoming community manager commencing no later than May 2, 2018.

The meeting was called to order: 6:39 p.m. by Matt Dominy.

The following motions were made, seconded and unanimously approved unless otherwise indicated:

**Motion:** To elect the following as officers of the corporation for 2018/2019:

Matt Dominy – President
Gary Whelchel – Vice President
James Piercy – Treasurer
Janine Igliane – Secretary

**Motion:** To accept the consent agenda to approve the January 22, 2018 Meeting Minutes, the April tree trimming proposal from Four Peaks totaling $20,700 for 299 trees and in alignment with budget and the May tree trimming proposal totaling $20,695 for 336 trees also in alignment with budget.

**Notation:** Nick Ferre (acting community manager, Rebecca Hill (lifestyle director) Denise Montana (covenants coordinator) and Stacey Schulze (communications coordinator) presented reports from Management on the following topics:
• Annual Meeting follow-up
• ASPiRe transitioning to club status
• Barn Parking monitoring of usage for possible expansion consideration to align with The Barn renovation to take place in 2019/2020
• Pool updates related to renovation completion at The Barn and warranty work at the Carriage House and Knolls pools
• Strategic Goals for 2018/2019 update
• Covenant and DRC application status
• Successes and challenges of lifestyle events in February/March, as well as a forward look to April
• Communication analytic overview, including the introduction of videos into the weekly e-blast commencing in February that have assisted in open rates

**Motion:** To approve the sign policy as prepared by management with changes as presented by Becky Cholewka and discussed by the Board.

**Motion:** To create a Villages Ad Hoc Committee charter that mirrors the scope of the existing Knolls Committee, with Gary Whelchel appointed as the Committee Chairman.

**Notation:** The Board to review making the Villages Ad Hoc Committee a standing committee in the future and depending on the continued interest of the Village residents long-term.

**Notation:** James Piercy presented the recommendations from the March Budget and Finance Committee meeting with the following decisions made by the Board.

**Motion:** Allocate $1,000,000 to be invested in market link CD’s through Wells Fargo Investments in financial increments of $200,000 maximums for an investment period of four to seven years, with the preference of a maximum of four years and over the course of the next two years as such CD accounts come to market.

**Motion:** Direct management to use the Union Bank reserve cash account as the holding account with a $1,000,000 starting balance to cover current reserve expenditures and the annual monthly funding for a total of approximately $800,000 for the remainder of 2018.

**Motion:** Direct Wells Fargo Investment to invest $494,000 in laddered CD’s that provide the best return on investment but with the expectation that it all matures no later than 18 months from the open date of March 2018.

**Motion:** The Mid-First CD and FIB CD maturing in May 2018 and July 2018 respectfully are to be converted to cash for either re-investment or allocation to 2019 reserve expenses as necessary and to be reviewed by the Budget and Finance Committee in the third quarter of 2018.
Motion: Accounts at Gateway, BMO Harris, and Pinnacle Bank are to be closed to consolidate the funds for appropriate investment opportunities and/or the reserve cash balance account per the recommendations made by the committee via other motions found herein.

Notation: Dom Mansueto (maintenance supervisor) provided an overview of well operations and specific issues with Well #7 that also included videos of the well after a cleaning in 2015 and in its current condition in 2018. Gabe Tregaskes of Southwestern Water was present (representative from Clear Creek Associates was not present due to a family emergency) to outline their recommendations in combination and approval of Clear Creek Associates.

Motion: To approve $26,620 for Southwest Waterworks to scrub the well casing and complete CMIT logging to determine wall casing thickness to assure the casing is viable long-term.

Notation: President Dominy informed the Board of the regional park notice to be presented in the forthcoming community e-blast, reminded them of the May 4 Pow Wow and that a date in June was being sought to introduce Aimee Lentz to the community.

Notation: James Piercy presented the February financial information.

Motion: With James Piercy appointed as the Budget and Finance Committee chairperson, the following were officially appointed to this committee:

Thomas Bristow  
Rebekah Fontagneres  
Joshua Jones  
Joe Papapietro  
Joe Cleland  
Rebecca McLean

Motion: With Denise Siemen appointed as the Design Review Committee chairperson, the following were officially appointed to this committee:

Pam Campbell  
Gordon Engstrom  
Lisa Rich  
Shahid Sherwani  
Michelle Peterson  
Randy Dix

Motion: With Gary Whelchel appointed as the Knolls Committee chairperson, the following were officially appointed to this committee:

Melanie Kasik  
Ryan Coburn  
Iris Sauve  
Charlene (Charlie) Taylor  
Doug Sloan
Motion: With Rebekah Fontagneres appointed as the Landscape Committee chairperson, the following were officially appointed to this committee:

- Allan Rolls
- Shahid Sherwani

Motion: With Becky Cholewka appointed as the Facilities Committee chairperson, the following were officially appointed to this committee:

- Janine Igliane

Motion: As previously noted, Gary Whelchel was appointed as the Villages Ad Hoc Committee chairperson, with the following officially appointed to this committee:

- Brian Como
- Matthew Mussatti
- Janie Hunter
- Judy Alligood
- Kathy Ingle
- Kayla Nelson
- Jennifer Rawls
- Elleen Lambrecht

Notation: Management and the Board to assist in seeking additional committee members for those where vacancies exist.

Motion: To withdraw from the Gilbert Community Council of Associations (GCCA).

Notation: Due to the Memorial Day holiday, the May Board meeting will be moved to May 30 unless something pending arises related to the wells and then the meeting will be moved to May 21. Same time and location.

Next Meeting:

- April 23, 2018 – Board Meeting
- April 18, 2018 - Budget and Finance
- April 3, 2018 – Design Review
- April 17, 2018 – Knolls Committee
- TBD - Facilities Committee
- TBD – Landscape Committee
- TBD - Villages Ad Hoc Committee

The meeting adjourned at 8:35 pm.

Submitted by,

Nick Ferre
Nick Ferre
West Division Vice President - CCMC