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

Carriage House

January 25, 2016 - 6:30 pm

Directors Present:      Jeff Gundlach, Vice President      Judy Mitchell, Treasurer      Courtland Lee, Secretary  
                                 Gary Whelchel, Director              Randy Dix, Director              Hannah Boles, Director

Directors Absent:      Matt Dominy, President

CCMC Management:    Stephanie Fee, Community Manager      Ruth Ingoldsby, Assistant Community Manager  
                                 Lisa Brennan, Lifestyles Director, Dom Mansueto, Maintenance Supervisor

### **Homeowner Forum**

Seven homeowners in attendance. Topics brought to the Board included on street parking and the ease in getting temporary parking passes, people opening pool gates for others, PR Elementary School sign in disrepair, speeding in the community, and a request to install bocce ball courts.

### **Call to Order**

Meeting called to order: 6:51 pm

### **Consent Agenda**

Motion to approve the consent agenda that includes:

- The meeting minutes from November 23, 2015
- The epoxy equalization line repair from the Ranch House lake to the pump station, cost: \$8,750.00
- Bad debt write-off of \$3,111.42

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

### **Management Report**

- End of year financials are being completed.
- Need articles for March magazine by January 29.
- Working with online voting for the annual election.
- Was able to transfer \$167,056 from Operating Savings to the Capital Improvement Fund.
- Four Peaks completed the granite installation in the common areas of the Knolls and are now working on the main arroyos, irrigation repairs, and assessing tree damage.
- Four Peaks will be moving sand from the Ranch House playground for the installation of the new equipment which will begin at the end of the month.
- Ranch House renovations still in process.
- DRC will be discussing driveway extensions when all members can be present.
- Stephanie Zeitler will be retiring at the end of March and we are looking for her replacement.



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### **Action Items**

#### **- Insurance Renewal**

Myrna from Arizona Group discussed the bids for the insurance renewal effective 2/1/16. There is an increase in the property coverage due to the new furniture and equipment as well as increased building values based on the renovations. Also included is new coverage for loss of trees and shrubs due to winds. The most competitive price is through Auto-Owners, the current carrier.

Motion to approve the insurance renewal for through Auto Owners for Property, General Liability, Crime, Business Auto, Machinery and Equipment (Cincinnati Insurance), Directors and Officers (CNA) Workers Compensation (Employers) and Umbrella.

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

#### **- Backyard Chickens**

Additional information needs to be added to the resolution to clarify the CC&R Amendment regarding chickens and follow the Town of Gilbert guidelines:

- The size of the residential lot is at least 6,000 square feet
- The chickens must be kept in a suitable enclosure and are not allowed to run at large
- Said enclosure must be placed in accordance with the setback provisions for the lot (typically 5 feet)
- Said house shall be cleaned at a minimum of twice weekly

Motion to approve the additional stipulations to the resolution regarding lot size, enclosures, and cleaning as it pertains to backyard chickens.

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

#### **- Additional Barn Televisions**

Proposed to add two additional 60" televisions to the Barn to be placed on either side of the kitchen above the hallways to aid in presentations and events. Received bids from Integrated, the original installer, of \$5,688.08 and Elite Integration, who worked on the Carriage House and Ranch House, of \$4,753.89. This would be paid out of the Capital Improvement fund.

Motion to approve adding two additional televisions in the Barn from Elite Integration at a cost of \$4,753.89.

Judy motioned, Courtland seconded, all in favor, motion passed.

#### **- Irrigation Filter – South Pump Station**

The Irrigation Filter replacement was due for replacement last year in the Reserve Study but it was operating well. There are now signs of decline and recommend replacing prior to it being inoperable. Received two bids, one from GMI (who currently services the pump station) for \$24,250 and the other from Pump Valve and Control for \$28,435. This would be paid out of the Reserve Budget.

Motion to approve the bid from GMI for \$24,250.

Judy motioned, Courtland seconded, vote 5-0 in favor (one member, Gary, absent), motion passed.



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### **Community Reports**

#### **- President**

Absent

#### **- Treasurer**

The December 2015 financials are not yet complete.

#### **- Budget Finance**

No meeting this month.

#### **- Design Review**

The DRC Committee had 3 submittals that were approved

#### **- Knolls**

No meeting this month.

#### **- Landscape**

No meeting this month.

#### **- Playground Committee**

No meeting this month.

#### **- GCCA**

GCCA met in January. Board elections are at the end of March. Discussed goal to increase membership.

#### **- Lifestyle Report**

December and January events were very successful including Polar Express, Power Ranch Angels, holiday light competition (including the LED winner featured in the SRP Pulse magazine), covered wagon rides, and the new social club. We are eagerly awaiting the completion of the Ranch House so clubs and classes can be scheduled in their new location. Upcoming February events include Chinese New Year Happy Hour, Meet the Candidates, Canvas and Cocktails, and Annual Meeting.

#### **- Annual Meeting and Online Voting**

Annual Meeting theme is Leap Back Through Time and a ½ page postcard notice is being mailed this week to owners. Election voting is being conducted online and there are four candidates for three positions. An email blast will be sent Tuesday, 1/26/16 to owners as well as being listed in the weekly blast, website, and Facebook.

### **Discussion Items: Board Member Forum**

Board members commented on the strong team at Power Ranch including:

- Maintenance team and their diligence to save costs
- Lifestyle especially events geared for the mature audience

Meeting adjourned: 8:00 pm