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Power Ranch Community Association Open Session Meeting Minutes

Carriage House

October 23, 2017 - 6:30 pm

Directors Present: Matt Dominy, President Gary Whelchel, Vice President
 James Piercy, Treasurer Hannah Boles, Secretary
 Randy Dix, Director Becky Cholewka, Director

Absent: Robert Jamison, Director

CCMC Management: Andy Auteri, Community Manager Juliann Mowen, Assistant Community Manager
 Nick Ferre, Vice President Dom Mansueto, Maintenance Supervisor
 Rebecca Benavidez, Lifestyle Director Stacey Schulze, Communication Coordinator
 Denise Montana, Community Standards Coordinator

Homeowner Forum

There were 9 homeowners in attendance. Topics brought to the Board were:

- Homeowner concern regarding bulk trash violation.
- Homeowners concern with the condition of the lakes. Jeff from AZ Lake and Pond was able to give an update on what they are currently doing to resolve this issue.
- Homeowner would like Design Review to reconsider the shade sails.

Call to Order

Meeting called to order: 6:49pm

Consent Agenda

Motion to approve the consent agenda that includes:

- The board meeting minutes from September 25, 2017
- Butler Hansen Engagement Letter dated August 14, 2017

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

Motion to move Sign Policy and CD Recommendation from Consent Agenda to Board Business.

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

Management Update

- September financials are complete. The Budget and Finance Committee meeting was on September 19th, the committee reviewed the 2018 draft budget.
- Power Ranch had 29 home closings in September.



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- Currently looking to fill a full time position for Administrative Coordinator.

Lifestyle Report

November events include New Resident Welcome Party, CPR Class, Paint Night, Financial Planning 101, Attention Cookie Bakers, Help Light Up the Night, Windmill Lighting and Pizza and Paint!

Board Business

- **Sign Policy**

The Board reviewed the red lined sign policy from Association Attorney.

Motion to table the Sign Policy for further review.

Becky motioned, Randy seconded, all in favor, motion tabled.

- **CD Recommendation**

The Board reviewed the September 21, 2017 Investment Report with respect to the three CD's set to mature in 2017, two in October and one in November.

Motion to approve moving of funds from Alliance Financial \$232,278.81, Synchrony Bank \$248,877.15 and Harbor Bank \$250,000.00 to the Union Bank Cash Reserve Account.

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

- **Print 2 Order Agreement**

The Board reviewed Print 2 Order's agreement to produce and distribute the Power Ranch Living Magazine.

Motion to approve Print 2 Order's agreement with the amended changes at no cost to the Association.

James motioned, Becky seconded, all in favor, motion passed.

- **Drone Resolution Policy**

The Board reviewed the Drone Resolution and Policy. The use of any Model Aircraft or any small unmanned aircraft system that is governed by Federal Aviation Administration (FAA) rules now or hereafter within the Association, is governed by this Drone Resolution and Policy.

Motion to approve the Drone Resolution and Policy with removing #4 in the policy.

Becky motioned, James seconded, all in favor, motion passed.

- **2018 Operating Budget and Approval**

Board reviewed The Power Ranch Master Association 2018 budget.

Motion to approve the Master Association 2018 Operating Budget with no increase in assessment.

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

Board reviewed The Knolls 2018 budget.



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Motion to approve The Knolls 2018 Budget with no increase in assessment.
Gary motioned, Becky seconded, all in favor, motion passed.

Board reviewed The Villages 2018 budget.

Motion to approve The Villages 2018 Budget with no increase in assessment.
Gary motioned, Becky seconded, all in favor, motion passed.

Information Items and Community Reports

- President

Robert Jamison resigned from the Board on October 17, 2017. We will need to fill his spot to finish his term until February 2019. We will have three Board of Director seats open for the 2018 election. Hannah and Randy will finish their term and Gary is going to run for the next election again.

- Treasurer

Total Cash is \$1,449,796.81.

Total Accounts Receivables are \$191,786. This is a decrease of \$41,526 due to Assessments being paid.

Total Income is \$321,115 or \$16,857 over budget.

Total Expenses is \$300,218 or (\$18,380) below budget.

Capital Fund account is \$251,907.

Total Cash - Reserve Account is \$4,979,542.37.

Reserve Total Expenses is \$9,854.

Working Capital is \$29,250.

- Budget Finance

Next meeting is December 12th.

- Design Review

Next meeting is November 7th. DRC meetings seem to be running a lot smoother without the custom paint schemes. They are currently looking at window schemes as needed.

- Knolls

We did not have quorum for the October 18th meeting. Gary and some of the committee were able to update Andy on the history of the Knolls and we will be heating Knolls Posse pool this winter.

- Landscape

No Meeting.

- Playground Recreation

Next meeting November 6th.



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- **GCCA**

No Meeting.

Board Member Forum

Matt – Proposed to the Board that we don't have a November Board meeting and move December Board meeting to December 4th at 6:30pm.

Robert – Absent.

James Piercy – Looking forward to the holiday season.

Gary – I would like to compliment the staff for bringing in AZ Lake and Pond to speak to the Board and homeowner's that were present.

Hannah – Great to see so many homeowners at the Board meeting. Thanks for coming.

Becky – Would like staff to look into doing lights along the sidewalk coming into the Carriage House.

Randy – It was another great garage sale.

Meeting adjourned: 7:59 pm