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

Carriage House

February 22, 2016 - 6:30 pm

Directors Present:      Matt Dominy, President              Judy Mitchell, Treasurer              Courtland Lee, Secretary  
                                 Gary Whelchel, Director              Randy Dix, Director              Hannah Boles, Director

Directors Absent:      Jeff Gundlach, Vice President

CCMC Management:      Stephanie Fee, Community Manager      Ruth Ingoldsby, Assistant Community Manager  
                                 Denise Montana, Community Standards              Jordyn Rudd, Recreation Associate

### **Homeowner Forum**

Four homeowners in attendance. A topic brought to the Board was a request to install bocce ball courts and have a league.

### **Call to Order**

Meeting called to order: 6:41 pm

### **Consent Agenda**

Motion to approve the consent agenda that includes:

- The meeting minutes from January 25, 2016
- Bad debt write-off of \$272.86

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

### **Management Report**

- January financials completed, variance report will be completed this week.
- In January PR had 25 closings (average for January is ten).
- March magazine should be in mailboxes next week – home improvements were featured.
- Annual election online voting has been very smooth. Only two requests for paper ballots. Quorum was reached 2 weeks ago. Theme for event is Leap Back in Time.
- Received an insurance claim for tripping on a sidewalk (which was raised due to a tree root). A list of sidewalk repairs is being compiled for work this spring. Auto-Owners adjuster is handling.
- Two new staff members: Jordyn Rudd as Recreation Associate and Denise Montana to replace Stephanie Zeitler as Community Standards Coordinator.
- Four Peaks pruning trees and removing a Cottonwood grove in the Grange that was diseased and working on frost cutbacks.
- Maintenance completed 135 work orders between Jan 4 and Feb 9 and resurfaced the floors in both RH pool bathrooms.
- RH playground is awaiting board decision of surface and remaining parks are on hold until the surface requirements can be determined.



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- Ranch House renovations nearing completion. Fire inspection on Feb 23. Imagine Builders is losing \$500 each day it is not completed on time. As of Feb 26 their penalties will be \$13,000.

#### **Action Items**

##### **- Stainless Steel Pedestal in the Orchard**

An electrical pedestal rusted at the base and fell over. There is not an adjacent granite area to move the pedestal and the costs and permits of relocating are prohibitive. It is recommended to use a stainless steel pedestal and we received a bid from BC Electrical of \$3,903 for this work.

Motion to approve the replacement of the electrical pedestal with a stainless steel cabinet from BC Electrical at an estimated cost of \$3,903.

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

##### **- Ranch House Hours, Rental Rates**

With the opening of the Ranch House, hours of operation need to be established and then reviewed to determine if appropriate. Recommended hours are:

- Monday thru Thursday 10am – 7pm
- Friday and Saturday 10am – 8pm
- Summer Hours (June and July) Monday thru Saturday 10am – 10pm

\*Schedule may fluctuate depending on rental, no unattended children under the age of 13

The rental rates for the Carriage House and Ranch House facilities also need to be determined. The recommendation is:

- Carriage House: \$500 deposit, \$100 hourly rate, \$25 propane (Oct-March)
- Ranch House Flex Evening: \$150 deposit, \$75 hourly rate
- Ranch House Daytime Meetings: \$100 deposit, \$25 hourly rate
- Ranch House Media Room: \$150 deposit, \$25 hourly rate, \$50 cleaning fee

Motion to approve the recommended hours of operation and the rental rates for the Ranch House and Carriage House.

Judy motioned, Courtland seconded. Board discussion of the Carriage House rental rates and if they should be the same as the barn. Some thought they were very reasonable when including the outdoor patio space and kitchen. It was suggested that the Barn have a higher hourly rate. All in favor, motion passed.

##### **- Playground Surface for the Ranch House Park**

It has been determined that the tot turf cannot be reused and new bids were obtained from Robertson Recreational Surfaces, Hesscor, and Safe and Sound Playground that meet the minimum ADA requirements and total resurface. Consideration of what account this is financed from: the remainder of the reserve budget for the other playgrounds scheduled for replacement this year or from Capital Improvements. The bids ranged from \$27,904.49 to \$84,144.46 for the various options.



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Motion to approve the bid from Hesscor for the Ranch House park of 1801 sq ft of tot turf and 150 tons of sand for \$35,042.94.

Courtland motioned, Judy seconded, board discussion if this expense should be from the Reserve Fund or Capital Improvement Fund.

Motion amended to have this expense paid from the Capital Improvement Fund. Courland accepted and amended motioned, Judy seconded, all in favor, motion passed.

#### **Discussion Items**

##### **- Board Member Forum**

Courtland thanked everyone for the time he has been on the board. Board members thanked Courtland for his service on the board for the past 4.5 years.

##### **- Legal Counsel/Collections**

Our current collections attorney, Ekmark and Ekmark, has sold/merged his business with Carpenter Hazelwood as of Feb 29. All PR current collection accounts will be moved with the attorney of record (Penny Koepke) who is joining Maxwell and Morgan. CCMC is exploring options and will have recommendations for review at the next board meeting.

##### **- Outstanding Items**

Two items are outstanding from the board goal list and priority action items: additional bulletin board installations at the main parks of each neighborhood and the parking study. Ranch House parking lot is somewhat land-locked and additional parking isn't very feasible. The Barn parking lot can be expanded to the Northeast by approximately 24 spaces but will require a vote of the membership to modify or change the use of a common area. This can be looked at further in 2016. We will get pricing for the bulletin boards and they could be paid out of Capital Improvements.

#### **Community Reports**

##### **- President**

Discussed the House Bill that would change the allowed homeowner response time from the date of a covenants violation notice from 10 days to 30 days and if an announcement should go out to the community regarding this issue. The board does not support this bill and would like to let the community know that it is in the best interest of the community for the protection of community assets, property values, and health and safety to not support this bill. This information will be sent in an eblast to the community from the board.

##### **- Treasurer and Budget Finance**

Met February 2 and reviewed 2015 year-end financials. Assessment income was off due to the condos being counted twice. We transferred \$167,056 to the Capital Improvement fund in addition to the transfer from 15 home sales in December. December financials show a net income of \$125,239.37. The Villages Neighborhood 10 D&E have a year-end loss of \$427.24 and the Knolls have a net income of \$18,826.65. The 2015 audit is under way with Butler and Hansen. Next meeting is March 16.



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- **Design Review**

The DRC Committee is reviewing the driveway/parking expansion issue, looking at what other communities have done, what was done here before homeowner control, and it will be discussed at the next meeting.

- **Knolls**

The committee discussed pool fence jumpers. Not enough money in reserves to add to the height of the fence. Pool Reminder was in the blast to include no bicycles in the pool area, trespassing is prosecuted, and call police if unauthorized persons in the pool area after hours. Also discussed tree replacements, granite refresh, and that the exterior unit lights are the owners responsibility.

- **Landscape**

No meeting this month.

- **Playground Committee**

After reviewing the issues with the Ranch House playground, the other playgrounds that have not been started are on hold to determine if the surface will also need to be redone. The committee would like to study each neighborhood park and amenities available to then put a survey out the community. They would then create a five year plan for the parks. The committee charter would need to be reviewed.

- **GCCA**

No February meeting. Board elections are at the end of March.

- **Lifestyle Report**

January/February events were Lap the Lakes (over 300 unique walkers), Chinese New Year Happy Hour, and Love Your Neighbor (had over 25 volunteers). Girl talk is taking a hiatus until fall. TNT Divas renamed to TNT Family Fitness. Social Club is taking off and the Bocce Ball group has 22 people and is meeting at pm on Wednesdays. ASPIRE now has over 55 businesses registered and the spring directory will be coming out in March. Upcoming March events include the Home and Paint Expo, spring break events, Egg Scramble, Pizza and Paint, Party in the Park and Movie Night, Splash Pad Opening, and Ladies Bunco Night.

Meeting adjourned: 7:53 pm