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Power Ranch Community Association Open Session Meeting Minutes

Carriage House

March 27, 2017 - 6:30 pm

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

Absent:

CCMC Management: Stephanie Fee, Community Manager Juliann Mowen, Assistant Community Manager
 Rebecca Benavidez, Lifestyle Director Dom Mansueto, Maintenance Supervisor

Homeowner Forum

There were 3 homeowners in attendance. Topics brought to the Board were:

- Homeowner concerns with short term rentals and wanting to change CC&RS to regulate.

Call to Order

Meeting called to order: 6:55pm

Election of Officers

Randy nominated Matt to be President, Gary seconded, all in favor, passed.
Matt nominated Gary to be Vice President, Randy seconded, all in favor, passed.
Becky nominated James to be Treasurer, Randy seconded, all in favor, passed.
James nominated Hannah to be Secretary, Gary seconded, all in favor, passed.

Committee Liaison and Appointments

Committee liaisons need to be appointed. James Piercy (Budget Finance), Randy Dix (Design Review), Gary Whelchel (Knolls), Robert Jamison (Landscape) and Hannah Boles (Playground) were all asked if they would like to continue to be the liaison for the committee they were previously. All agreed.

Motion to approve the following liaisons: James – Budget Finance, Randy – Design Review, Gary – Knolls, Hannah – Playground, and Robert – Landscape.

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

Consent Agenda

Motion to approve the consent agenda that includes:

- The board meeting minutes from January 23, 2017
- March Tree Trimming

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



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Management Report

- February financials completed, variance report was not reviewed by Budget Finance as they did not have quorum on the 22nd.
- Budget Finance Committee rescheduled meeting for April 19th.
- In February PR had 33 home closings.
- Butler Hanson started 2016 Audit in February.
- Communications is working hard to increase exposure on Facebook and Instagram.
- Working on the May/June magazine issue.
- The Town brought us stickers to raise awareness of the Storm Water Drain Pollution prevention and remind us to pickup after our pets.
- The office received notice from Gilbert Planning that Watch Me Grow has submitted plans for the pad area east of Albertsons in front of Trilogy's golf course.
- Met with the owners on the vacant parcels at Germann Road, they will be working on cleanup of the parcels and repair broken fences.
- Michael Crusa resigned from the DRC and Budget Finance Committees.
- The Playground Committee is reviewing bids for Bocce Court installation and remodeling the Splash Pad.
- The dugout benches from the Annual Meeting were repurposed from the counters in the Ranch House by Maintenance and now provide additional seating and storage on the Carriage House patio.
- Raven Pools completed resurfacing the Ranch House pool deck. They were two weeks behind due to rain.
- Additional pool furniture was ordered for the Ranch House pool and is scheduled for delivery this week.

Lifestyle Report

February events included Wednesday Early Release Craft, Meet the Candidates, Neighborhood Block Party, Morning Meetup, Pinterest Night and Our Annual Meeting. March events included Movie Club, Spring Break – Bounce Boot Camp, Musical.ly Jam Session, Cupcake Wars, St. Patrick's Day Happy Hour, Volleyball Tournament, Water Balloon Fights and Movie Night in the Park.

Action Items

- Designation of Association Representative

The Association Representative is designated by the Board of Directors as the single point of contact for purposes of providing policy direction between scheduled meetings.

Gary nominated Matt to be Association Representative, Becky seconded, all in favor, passed.

- Bocce Court

Installation of two Bocce Courts between RH Lake Pavilion and the north pump station. Four bids were reviewed from Four Peaks, Growland, AZ Courts and Classic Concrete.

Motion to approve Classic Concrete quote for construction of two Bocce courts for \$19,042.20.

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



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- **Splash Pad Improvement**

Ranch House Splash Pad improvement is budgeted through the reserves at \$26,825.00, the remaining funds would come from the Capital Improvement fund. Three bids were reviewed from Raven Pools, Inc., Splash Pads USA and Splash Zone, LLC.

Motion to approve Splash Zone, LLC quote to improve the Ranch House Splash Pad for \$84,638.00. James motioned, Becky seconded, All in favor, motion passed.

- **Wood Surfaces Paint Project**

Wood Surfaces Paint project is budgeted through reserves at \$18,800. The painting project includes the pool Ramada's and the Pavilion's (Lake, Founders, Sunrise and Sunset) using the Behr deck over product which includes a 5 year warranty. Three bids were reviewed from Marcel Painting, Gilbert's Painting and Indigo Painting.

Motion to approve Gilbert's Painting quote as outlined for \$33,750.00. Gary motioned, James seconded, All in favor, motion passed.

- **Bollard Retrofit**

The Bollard Retrofit will be funded through the Capital Improvement Fund. Due to the increased costs and maintenance on the bollards, our maintenance team has found a better solution to install all LED light bulbs to keep the color the same and drastically cut maintenance and costs. The bid from Lighting Unlimited was reviewed and includes a 3-year warranty on the bulbs.

Motion to approve Capital Improvement expenditure totaling \$12,595.91 for the Bollard Retrofit. James motioned, Becky seconded, All in favor, motion passed.

- **Transfer of Funds to Reserves and Capital Improvement**

Each year the committee reviews year end operating savings balances for possible transfer of funds to increase the reserve funding level. At year end the Association's operating savings balance was \$756,216. Transfer of \$200,000 will change the funding level to 81% which will assist in getting the balances toward 85% by year end. Staff recommended transfer of \$124,216 to the Capital Improvement fund to fund various projects for 2017. Transfer of \$23,000 to The Knolls reserve accounts to increase their funding level which is currently at 57%. Budget Finance voted and approved the total transfer from operating savings is \$347,216, this leaves a balance of \$409,000 in operating savings.

Motion to approve the transfer of \$347,216 from operating savings with \$200,000 to Reserves, \$23,000 to Knolls Reserves and \$124,216 to Capital Improvement Fund.

Gary motioned, Becky seconded, All in favor, motion passed.



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- **Appoint Committee for Management Contract Renewal Process**

The CCMC Management Contract expires at year end. Looking for three board volunteers to review the contract and negotiations.

Motion to approve Becky Cholewka, Gary Whelchel and James Piercy as the Management Contract Committee. Robert motioned, Randy seconded, all in favor, motion passed.

Information Items and Community Reports

- **President**

He would like to invite all to attend the Higley morning breakfast this Wednesday the 29th at 7:30 AM. Reminder of the CCMC Fair Housing class that is offered for the Board to attend on April 18th at CCMC Corporate office.

- **Treasurer**

The February financial statements are complete. They were not reviewed by the committee as we did not have a quorum on the 22nd. Their meeting is currently rescheduled for April 19th. February income was \$9,911.94 higher than budget due to 23 homes sales, facility rental income and advertising income exceeding budget. Total operating expenses for the month were \$238,621.40 which was \$29,068 under budget. Landscape expenses for renovations, chemicals and irrigation were less than anticipate due to time spent in The Villages. We are still shy one and half Grounds Services positions causing salary and benefits to be under budget. Administrative expenses are under budget for the month as well due to postage and office supplies/printing costs being less than anticipated for the period. Accounts receivable decreased this month by \$71,339 due to collection efforts towards the first quarter assessments.

Budget Finance

Next meeting is April 19th.

- **Design Review**

Next meeting is April 4th. DRC will be losing two, possibly three people, looking for more committee members.

- **Knolls**

Resurfacing Posse pool deck has started. Next meeting is April 17th.

- **Landscape**

Next meeting is April 11th.

- **Playground Committee**

No meeting.



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- **GCCA**
No Meeting.

Board Member Forum

Matt – None.

Robert – Interested in partnering with the Town of Gilbert for a Neighborhood Watch, possibly involving the police to educate us on crime prevention.

James Piercy – Bummed he is missing the family bike night “Trek the Trail” as he will be out of town.

Gary – Please add to the email Blast a reminder about dogs needing to be on a leash.

Hannah – Thanks for approving the playground committee stuff.

Becky – Does the Town of Gilbert police provides portable speeding signs? She agrees with Robert to look into a Town informational meeting for Residents for crime prevention.

Randy – None.

Meeting adjourned: 8:12 pm