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

Carriage House

April 25 2016 - 6:30 pm

Directors Present:     Matt Dominy, President             Gary Whelchel, Director     Judy Mitchell, Treasurer  
                                 Hannah Boles, Director             Randy Dix, Director             Robert Jamison, Director  
                                 Jeff Gundlach, Vice President

CCMC Management:     Stephanie Fee, Community Manager     Ruth Ingoldsby, Assistant Community Manager  
                                 Lisa Brennan, Lifestyles Director

### **Homeowner Forum**

There were 21 homeowners in attendance. Topics brought to the Board were:

- A Power Ranch app for the neighborhood – will be added to next months agenda
- The need for more communication regarding the violation process and what can and cannot be done with enforcement
- Some paths require additional lighting
- Homeowner complaints and the state statute regarding the release of information about the person that filed a violation complaint
- Homeowner comments urging Town of Gilbert to move the bulk pickup to quarterly; garbage truck drivers are sloppy and speeding
- Parking on the streets
- Mail delivery

### **Call to Order**

Meeting called to order: 7:13 pm

### **Consent Agenda**

Motion to approve the consent agenda that includes:

- The board meeting minutes from March 28, 2016
- May tree trimming
- Concrete repairs
- Knolls tree removal
- Ranch House Pool Caretaker motors and pumps

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

### **Management Report**

- March financials completed, variance report was distributed to Budget Finance. The financial reflects a net profit of \$37,083 for the month and \$132,233.69 for the year. March had 33 home closings. Accounts receivable shows a 12% decrease due to collection efforts on delinquent accounts.



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- We are seeking a full-time maintenance technician and a part-time grounds services position.
- We have one account that was sent to Vial Fotheringham for collections.
- The access card resolution is in the meeting agenda for approval.
- Pow Wow was on April 8. Power Ranch Elementary is going to be painted this summer and will get a new sign. The new Gilbert regional park plans are posted on their webpage and the town will be selling a parcel of land at Greenfield and Germann to help with funding of the park.
- Cameras were installed in the Ranch House.
- Four Peaks is moving up the main arroyo to removing the desert carpet and repairing irrigation. Plants and granite are next.
- The Orchard playground equipment installation and rubber surface are completed.
- The sidewalk repairs in both the Villages and around the community have been completed.
- The lot at the northeast corner of Germann and Ranch House has been cleaned up, and we are waiting to see if they will replace the barricades. The owner of the other vacant parcels on Germann has been contacted as a fence panel is down and has many weeds.
- We are still holding complaint papers for the Registrar against Imagine Builders. They have submitted their final invoice but we have not paid it due to the fines for non-completion as there are still several items that are incomplete or unacceptable. The building is open Monday through Saturday and we are starting to have an increase in traffic. Office staff has been filling in with Jordyn.
- DRC continues to receive high numbers of paint submittals and the committee approved guidelines for driveway extensions. There were 361 violations this month, many of which were for weeds or missing trees.

#### **Lifestyle Report**

Have been planning Fun Friday events which include a drum circle, bounce in the Barn, money education, doodle drawing, painting on canvas, and a craft. The babysitting class will be offered on a Saturday in July. Lifestyle is still focused on tweens and teens. There will be a PG-13 movie after the PG dive in movie and a hangout night in the Ranch House. The rodeo was a success and plan on doing it again. We will be hosting a memorial flashlight walk, blue ribbon display, and happy hour to show appreciation for local law enforcement. Aspire now has 63 members.

#### **Action Items**

##### **Committee Appointments**

The following applicants were recommended by Judy (committee liaison) for the Budget Finance committee: Roger Brockmeyer, Joshua Jones, Marion Knapp Alan Ruffalo, Thomas Bristow, Mike Crusa, Christine Mann Motion to approve the appointment of the recommended applicants to the Budget Finance committee. Jeff motioned, Randy seconded, all in favor, motion passed.

The following applicants were recommended by Randy (committee liaison) for the Design Review committee: Hannah Boles, Sandy Baker, Pam Campbell, Derek Miller, Chris Barsby, Mike Crusa, James Piercy Motion to approve the appointment of the recommended applicants to the Design Review committee. Judy motioned, Jeff seconded, all in favor, motion passed.



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The following applicants were recommended by Robert (committee liaison) for the Landscape committee:  
Judy Mitchell, James Piercy, Alan Ruffalo  
Motion to approve the appointment of the recommended applicants to the Landscape committee.  
Jeff motioned, Gary seconded, all in favor, motion passed.

The following applicants were recommended by Gary (committee liaison) for the Knolls committee:  
Alvaro Amador, Christine Mann, Doug Sloan, Eric Austin, Iris Sauve, Patrick Reilly, Tere Garcia  
Motion to approve the appointment of the recommended applicants to the Knolls committee.  
Randy motioned, Roger seconded, all in favor, motion passed.

The following applicants were recommended by Hannah (committee liaison) for the Playground committee:  
Angela Barba, Lisa Johnson, Karah Trevan  
Motion to approve the appointment of the recommended applicants to the Playground committee.  
Randy motioned, Judy seconded, all in favor, motion passed.

**- Amenity Access Card Policy Resolution**

The resolution captures the staff recommendations for the access cards to provide existing families a window of opportunity to purchase an additional card at a discounted price. After approved, all new owners will be provided with one card and the ability to purchase a second card for \$10. The resolution also includes language about revoking the card for non-payment of assessments.

Motion to approve the Amenity Access Card Policy Resolution.  
Jeff motioned, Judy seconded. Board discussion: will owners be able to get a second card after the July 30 deadline (yes), are we still working on the idea of photos with the cards (yes). All in favor, motion passed.

**- Playground/Recreation Committee Revised Charter**

The Ad-Hoc Committee charter has been revised to Playground Recreation Committee to better encompass the changes anticipated for the future. The charter is to gather information and create an overall plan for recreation at Power Ranch and determine the funding mechanism.

Motion to approve the changes in the Playground Committee Charter.  
Randy motioned, Robert seconded, all in favor, motion passed.

**Discussion Items**

**- Fish Stocking**

Sustainable Aquatic recommends stocking 100,000 tilapia fry in the Ranch House lake to consume the lynbya algae, but this would only work if a large number of bass were removed (so they don't become feed for the bass). They also suggest looking into placing a fish habitat in both lakes. There are structures that can be built both easily and inexpensively.



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## **Community Reports**

### **- President**

Please vote. Reminder of the Board strategic planning on May 11 at Spectrum. Need to add parking and creation of a parking committee to next month's agenda.

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

The Association's total March financials reflects a net income of \$37,083 for the month and \$132,233.69 for the year. The breakout is Power Ranch master had a net income of \$40,279.99 for March and a year-to-date income of \$129,875.19. The Knolls neighborhood reflects a March net profit of \$446.05 and profit of \$4,784.94 for the year. The Villages neighborhood reflects a net loss of \$3,643.04 for March (due to tree trimming) and a year-to-date loss of \$2,426.45.

Cash balances at month end consisted of \$422,082.49 in operating, \$814,567.09 in operating savings and \$43,956.88 in the activity and petty cash accounts.

Reserves showed a net income of \$36,472.53. The March income was \$73,616.78 and the expenses of \$37,144.25 included landscape granite, replacement of the Ranch House pool filters, and the Ranch House playground equipment installation.

The Committee is scheduled to meet on May 18.

### **- Design Review**

The committee met on April 5. The DRC Committee approved the driveway/parking expansion to allow for pavers or decorative concrete along the side of the driveway for additional parking. The Design Guidelines will be updated.

### **- Knolls**

The committee met on April 18. Discussed pools, parking, and tree removal (recommended removal of seven Ash and 16 Pear trees to the Board).

### **- Landscape**

We are dealing with loss of Jim Trog. The committee met on April 12. Four Peaks is progressing through the main arroyo rejuvenation. Tree trimming for April and May was discussed along with tree removal in Knolls and Villages. Looking at beautification ideas (over seeding, flower beds) at the monument signs in the north side of the community. Discussed creating a Vision Statement and will add to next meeting agenda.

### **- Playground Committee**

No meeting this month. The committee will schedule a meeting to review the other 3 parks that were originally slated to be redone.

### **- GCCA**

No meeting this month.



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**Board Member Forum**

Judy – talked about the success of the party in the park held at the Knolls park. Mountain View and Timbers have not hosted yet.

Robert – kids are enjoying the new playground.

Gary – homeowners in general don't seem to have many problems/complaints, thinks it is in part to good management, kudos to all who volunteer and work here.

Hannah – excited to get Playground committee going again.

Jeff – GCCA hears about barking dogs too, it's an issue all around Gilbert.

Randy – feels the same frustration as homeowners about the complaints about certain properties and what can be done.

Matt – passed the commentary to Teresa Davis who gave an overview of party in the park – organized by the Power Ranch Neighbors Facebook group, not limited to that neighborhood.

Motion to adjourn the meeting.

Jeff motioned, Randy seconded, all in favor. Meeting adjourned: 8:00pm