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

Carriage House

May 23, 2016 - 6:30 pm

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

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

### **Homeowner Forum**

There were 4 homeowners in attendance. Topics brought to the Board were:

- Parking on the street and parking passes
- Replacement of streetscape trees dying

### **Call to Order**

Meeting called to order: 6:43 pm

### **Consent Agenda**

Motion to approve the consent agenda that includes:

- The board meeting minutes from April 25, 2016
- Bad debt write off of \$1,564.02 and \$1,339.00
- Solar pavilion lighting
- Wrought iron fence replacement at Power Ranch Elementary School and the Vineyards

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

### **Management Report**

- April financials were completed and reviewed with the Budget Finance committee.
- We hired a full-time maintenance technician.
- July/August news magazine is in the works and will include an educational piece on community standards and enforcement.
- The Town of Gilbert is working on the crosswalk at Autumn and Ranch House Pkwy to be completed this summer, details pending.
- The solar pavilions have been retrofitted with LEDs.
- The splash pad leak has been found and the line has been capped off. It will remain this way until the splash pad is refurbished.
- Four Peaks has nearly completed the renovations in the main arroyo south of the Barn.
- The repair to the fire-damaged ramada in the Orchard park is in progress.
- Imagine Builders is working on the Ranch House punch list.



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#### **- Lifestyle Report**

TNT swim lessons and swim team start in June. The first cooking class is scheduled in June. The clubhouse schedule includes a classic movie of the month, a kid movie of the week, Fun Friday's, Do Over Saturday's, and game nights. The teen dive in movie has been cancelled due to lack of interest; however the PG dive in movie has over 100 people registered. Clubhouse Hang Out nights are being planned for the summer as a trial. We are coordinating a vendor holiday boutique event with the PTOs for early December. Law enforcement events were a success and Power Ranch received many kudos and appreciation from the Town of Gilbert and various other police departments in the valley. The Aspire group is growing. Upcoming June events also include Donut day, Candy bar bingo, a blood drive, and salsa challenge.

#### **Action Items**

##### **- Power Ranch Mobile App**

Homeowners at Power Ranch and business persons have a Power Ranch app in development which they presented at April's Board meeting. They are seeking confirmation from the Board of Director to use the information from the Association to populate their application. Board has voiced concerns over the assumption that it's official association communication, and the concern about protecting the Power Ranch Brand.

Motion to deny the endorsement of the app as official Power Ranch business.

Judy motioned, Jeff seconded. Board discussion: concern of an app and content that is not controlled by the Association, the information is already distributed to residents in various means including email, Facebook, etc. All in favor, motion passed.

##### **- Parking Committee**

There have been many discussions concerning the parking policy at Power Ranch. A Committee would provide an opportunity to gather opinions, examine the current regulations, and make recommendations to the board for any policy changes.

Motion to approve the creation of an Ad Hoc Parking Committee.

Judy motioned, Gary seconded. Board discussion: need to include constant communication, committee needs to review current parking policy and make suggestions with thought to unity of policy, ease of understanding, and enforcement being key. All in favor, motion passed.

Robert nominated as liaison to the parking committee, accepted.

#### **Discussion Items**

##### **- Proposal for enclosure of fitness studio patio**

A resident brought forth a plan to enclose the Ranch House west-side patio off the fitness room so that mom's with younger children can use it without concern of their children being close to the lake.

Motion to deny proposed enclosure of RH fitness studio patio. Gary motioned, Robert seconded. Board discussion: concern that that would block the only exit from that room (fire code). All in favor, motion passed



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- **Review goals from Strategic Planning**

Strategic goals are:

- Educate Board on wells and Gilbert Water Management program (before 1/1/17)
- Continued improved communication via e-blasts, social media, bulletin boards, website, etc. (1-3 year, Communication, Plan, and Evaluate)
- Evaluate parking needs at amenities (1-3 year, Study, Evaluate)
- Create sustainable plan to maintain and update amenities (3-5 year, Playground Recreation Committee)
- Maintain financial stability

- **Plumbing issue in Neighborhood 10**

An owner in the Villages had a plumbing issue with the pipe that runs from his home to the main line. The Association attorney does not feel it's an Association expense because the Association does not provide water to the units and the alleys are clearly listed as easements for ingress/egress. However, when the probability of a tree root causing this issue arose, he said that it may be the Association's responsibility as the trees are maintained by the Association. Tree roots fall under trespass language is case law. Richmond American was contacted and they said it's after the 8 year warranty period and is not covered. Although Whitton Plumbing who performed the original install would be willing to be contracted to make the repair. Ron from Victory is convinced it's a poor install that caused the problem not the tree roots as they are only hair-like tree roots not one large root that may have busted through a coupling. As it is a single family home, it would clearly be the owner's responsibility. The homeowner's insurance will not cover the repair. Ron from Victory has worked with the owner and suggested a vendor that has the capability of installing a shunt in the pipe but we are waiting on a bid from them. Our hope is that we receive a reasonable bid for a shunt that would not require the alley to be saw cut and removed to fix.

Motion to deny resident request to cover the costs to fix this issue. Randy motioned. Randy withdrew motion. Motion to table this item until next meeting. Robert motioned, Gary seconded, 5 in favor, 2 against, motion passed.

**Community Reports**

- **President**

Due to vacations, etc. the July meeting is cancelled.

- **Treasurer**

The Association's total April financials reflects an income of \$341,129.56 for the month and \$1,266,317.75 for the year. The consolidated net income is \$84,082.78 for April and \$216,316.47 for the year. The breakout is Power Ranch master had a net operating income of \$71,704.21 for April and a year-to-date income of \$201,579.40. The Knolls neighborhood has a net profit of \$11,309.15 in April and profit of \$16,094.10 for the year. The Villages neighborhood has a net profit of \$1,069.42 for April and a year-to-date loss of \$1,357.03. Cash balances at month end consisted of \$640,660.07 in operating, \$814,728.45 in operating savings, and \$53,426.38 in the activity and petty cash accounts.



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The Capital Fund cash balance is \$143,733.61. Income for the month included \$6,500 in transfers from home closings (\$250 each for 26 closings). Expenses of \$33,316.79 included payments to Modern Co for the Ranch House data connection, Mercury Lock for door closers and locks, payment to Imagine Builders for Ranch House work, and Studio H payment for furniture storage and delivery.

Reserves showed a net income of \$20,445.23 and have a balance of \$3,766,156.36. Income included \$63,365 transferred from operating, \$7,800 from Knolls operating, \$810 from N10 D&E Villages operating, and \$4,248.42 interest. Expenses of \$55,841.24 included landscape granite, the Orchard ramada repair from the fire, sidewalk repairs, Barn shade installation, Ranch House pool popups repair, and the Orchards playground.

The Committee is scheduled to meet on June 15.

- **Budget Finance**

The committee reviewed the Account Summary and Investment Options. The March 23, 2016 motion to purchase five CDs was approved by the board but has not been carried out due to a new investment option that was brought to our attention. This new option is being explored by the committee.

- **Design Review**

The committee met on May 3. The DRC Committee is still working on the driveway/parking expansion modification language to be sure to include the instances when it will not be allowed. The Design Guidelines will be printed when this is complete.

- **Knolls**

No meeting.

- **Landscape**

No meeting.

- **Playground Committee**

The committee met on May 13. The committee reviewed the new charter, reviewed the completed parks and remaining budget, and the possibility of allocating landscape renovation funds to the Willows park to remove Sissoo trees in front of the ramada, regrading the area, and relocate the picnic tables. They also composed a list of ideas for common area improvements including bocce ball, a dog park, skate park, Frisbee golf, splash pad improvements, trail markers, and fitness equipment.

- **GCCA**

Next meeting June 14, Curtis Ekmark is speaking.



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**Board Member Forum**

Robert – looking with Stephanie at the memorial location for Jim Trog.

Hannah – looking forward to the parking committee getting started to help solve the parking issues.

Randy – anxious to get driveway extension issue finished.

Gary – seeing people/groups trying to take advantage of the value of Power Ranch and maybe we need to look into additional trademarks.

Judy – resigning from all committees and Board as she has sold her home in Power Ranch and is moving. She recommends James Piercy to fulfill her seat for the remainder of the year.

Matt – thanked Judy for her time and service.

Motion to appoint James Piercy, if he is interested, to fill the vacant seat for the remainder of the year.

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

Meeting adjourned: 8:02 pm