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Power Ranch Community Association Open Session Meeting Minutes

Carriage House

September 25, 2017 - 6:30 pm

Directors Present: Matt Dominy, President Gary Whelchel, Vice President
 James Piercy, Treasurer Hannah Boles, Secretary
 Robert Jamison, Director Randy Dix, Director Becky Cholewka, 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 3 homeowners in attendance. Topics brought to the Board were:

- Homeowner looking to extend swim team contract.
- Homeowner concerns with Design Review window regulations and modifications.

Call to Order

Meeting called to order: 6:45pm

Consent Agenda

Motion to approve the consent agenda that includes:

- The board meeting minutes from August 21, 2017
- October Tree Trimming

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

Management Update

- August financials are complete. There was no Budget and Finance Committee meeting in August.
- Power Ranch had 44 home closings in August.
- The Ranch House Saturday hours are changing to 10:00 am - 3:00 pm starting September 30th.
- Currently looking to fill a full time position for Grounds Service.
- In the process of hiring a new Lifestyle Assistant that will start in October.
- Draft Communications Plan update.

Lifestyle Report

September events included Power Ranch Aspire Meeting, Power Ranch Angels Meeting, Meet and Greet New Community Manager, Family Camp Out, Breakfast & Bobbers, Pizza & Paint, Pinterest Night, Early Release Wednesday Craft and Free Concert in the Park. October events include Hair Braiding Clinics, Drumming Circle



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Healthrhythms, Let's Cruise, Community Garage Sale, Rose Society Presentation, How to Legally Protect Your Children, Free Movie in the Park and Funtober!

Board Business

- Homeowner Delinquency

The delinquent Homeowner made an offer with the Association Attorney to accept \$8,000 payment now to settle in full.

Motion to counter offer accepting the \$8,000 payment now, subject to timely payments the next six quarters (18 months) of assessments on time, if homeowner defaults all fees are applied to balance due.

Becky motioned, James seconded, six in favor, one deny, motion passed.

- Ranch House Audio/Visual Proposal

To provide a more professional presentation in the Ranch House Flex Space, the Board reviewed the proposals for a ceiling mounted projector and screen to be used by staff and rentals.

Motion to table Ranch House Audio/Visual Proposal for ceiling mounted projector and screen.

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

- Asphalt Parking Lot Proposal

Removal and replacement of parking lot asphalt between the Ranch House and Carriage House. Three proposals were reviewed from Cactus Asphalt and two from Ace Asphalt.

Motion to approve Ace Asphalt proposal #327446-16983 to asphalt the parking lot between Ranch House and Carriage House for \$83,295.00.

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

Information Items and Community Reports

- President

If any Board members are available, please attend the Drone meeting at CCMC Corporate Office on October 12th at 6:00pm.

- Treasurer

Total Cash is \$1,376,952

Total Accounts Receivables are \$233,312,583. This is a decrease of \$45,271 due to Assessments being paid.

Total Income is \$330,234 or \$18,466 over budget.

Total Expenses is \$335,631 or (\$3,139) below budget.

Capital Fund account is \$259,074.

Total Cash - Reserve Account is \$4,897,591.

Reserve Total Expenses is \$7,809.

Working Capital is \$33,000.



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- **Budget Finance**

Next meeting is October 11th. Budget Season.

- **Design Review**

Next meeting is October 3rd.

- **Knolls**

No Meeting. Next meeting is October 18th.

- **Landscape**

No Meeting. Fall Over seeding has started.

- **Playground Recreation**

No Meeting.

- **GCCA**

No Meeting.

Board Member Forum

Matt – None.

Robert – None.

James Piercy – Glad to be moving forward on the committee structuring.

Gary – He has seen several coyotes.

Hannah – Thank you for the great campout, she appreciates the staff.

Becky – She is excited to go out with Dom the Maintenance Supervisor on a tour in the golf cart.

Randy – Welcome Andy and he has enjoyed working with him.

Meeting adjourned: 8:00 pm