



*Now this feels like home.™*

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

Carriage House

July 25, 2016 - 6:30 pm

Directors Present:      Jeff Gundlach, Vice President      Hannah Boles, Secretary      Gary Whelchel, Director  
   Randy Dix, Director                      Robert Jamison, Director      James Piercy, Director

Absent:                      Matt Dominy, President

CCMC Management:      Stephanie Fee, Community Manager      Ruth Ingoldsby, Assistant Community Manager  
   Lisa Brennan, Lifestyle Director              Dom Mansueto, Maintenance Supervisor

### **Homeowner Forum**

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

- Fish stocking in the lakes
- Short-term rentals – CC&Rs would need to be updated, currently at the attorney for review, homeowners would need to vote to amend the CC&Rs
- Status of bocce court

### **Call to Order**

Meeting called to order: 6:37 pm

### **Consent Agenda**

Motion to approve the consent agenda that includes:

- The board meeting minutes from May 23, 2016
- Bad debt write off of \$2,657.50 (90 0007 0013 03)
- Trash container additions
- August and September tree trimming and removal proposal
- Ratify unanimous consent to appoint James Piercy to the Board

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

### **Management Report**

- June financials were completed and posted to the portal.
- We hired a full-time grounds services person who started today and a full-time maintenance technician who is in the background check process.
- Sept/Oct news magazine is in process and deadline is end of July.
- The crosswalk north of Autumn and Ranch House Pkwy was completed by the Town of Gilbert.
- Four Peaks has completed the installation of granite in the arroyo area up to the Barn and are working on the Weaver Circle renovations. Turf dethatching is completed in all areas that were over seeded and the soccer fields and compacted areas of the arroyo were aerated and Sulphur was applied.



*Now this feels like home.™*

- The new filter media in the pools is working really well and a great benefit is never having to change the sand in the filters. Chlorine readings are also much more stable.
- A tree and bollard light were hit over the weekend off Los Altos in the Knolls and will be removed.
- The Imagine Builders file has been turned over to the attorney as one of their subs who has not been paid has filed a lien against the Ranch House.

### **Lifestyle Report**

TNT swim lessons and swim team continued in July. The cooking class was filled to capacity and a great success. The clubhouse use is increasing. July events included Lego Camp, Princess Tea Party, Child ID, and Chess Camp. The Aspire group is still growing and is going to take over the facilitation of the Power Ranch Angels. The Back to School splash is setup for August 12 and benefits the Power Ranch PTO. Upcoming August events also include Pirate Party, Quartermania, and New Resident Welcome.

### **Action Items**

#### **- Treasurer Appointment**

Due to resignation of Judy Mitchell as Treasurer from the Board at the May 23, 2016 Board Meeting, a new Board Treasurer needs to be appointed. The Treasurer will also be the liaison to the Budget Finance committee.

Motion to appoint Gary Whelchel to the position of Board Treasurer.

James motioned, Randy seconded, Gary accepted the nomination, all in favor, motion passed.

#### **- Lake Maintenance Proposal**

Earlier in the year, we discussed additional fish with Fresh Catch and Water Resource Management but were concerned because of the number of Bass in the lake. Bob has had success in removing lyngbya with additional Tilapia. Staff researched with another vendor (resulting from a CCMC Managers Meeting). Arizona Lake & Pond Management uses bacteria to treat lyngbya. This would enable the Association to stock more varieties of fish rather than just focusing on Tilapia. Arizona Lake and Pond Management has interesting and different theories, such as fewer Tilapia stocking, using bacteria to control the algae, adding bat boxes to control mosquitos, using different fish to combat other natural occurring lake events. Jeff Jenkins, owner, visited the site and provided a bid for service. Bob Revolinski has managed the lake system for many years but we consistently see the chemical costs increase while service costs remain static. Total budget for stocking and chemicals is currently \$39,620 annually. We are running below budget to date but Jenkins said he doesn't spend that much in chemicals for all communities that he manages. His estimate was less than \$500 per month for dye and bacteria, but has not provided a number on annual fish stocking. His monthly service costs are higher \$997 as opposed to \$904 but will perform two days per week service as opposed to the one day through current service.

Motion to deny additional tilapia stocking, provide 30 day notice to Water Resource Management, and execute new Lake Maintenance contract with Arizona Lake and Pond Management.

Randy motioned, James seconded, homeowner discussion: h/o asked for population count, all in favor, motion passed.



*Now this feels like home.™*

**- N10 Plumbing Issue**

An owner in the Villages had a plumbing issue with the pipe that runs from his home to the main line. Our attorney feels it's not an Association expense because the Association does not provide water to the units and the alleys are clearly listed as easements for ingress/egress. It's after the 8 year builder warranty period and is not covered. Victory Plumbing is convinced it's a poor install that caused the problem. The homeowner's insurance will not cover the repair. A video snake was used to observe inside the drain pipe. The water flow is now operating properly and that although there are tree roots and soil built up in the drain they were not able to determine how/where it entered the pipe. Actual project costs are unknown based on the unknown factors of the drain pipe that needs replacement, amount of concrete to be cut and replaced, and backfill soil needed, etc. New National Case Law referred to as "no good deed goes unpunished case." In this case an Association fixed a sewer line that they were not responsible for fixing and after a resulting problem with the line, the Association was sued and the Supreme Court found the Association liable because they fixed the line in the first place. Translated: once we take on the responsibility, it remains our responsibility.

Motion that homeowner should contract for the repair (not the Association) and the Association could offer to pay for half of the cost due to the excavation work required in the driveway for ingress/egress which the Association is responsible for maintaining.

Gary motioned, Jeff seconded, motion withdrawn due to non-definitive language "could pay for half the cost." Motion to not pay any costs of this repair.

Jeff motioned, Randy seconded, motion amended – the Association finds the homeowner is responsible for the costs of the repairs, all in favor, motion passed.

**- Homeowner Paint Extension Request**

Homeowner (90 0006 0008 04 )is requesting an extension beyond the six month extension (Nov. 6) that was offered. This is an investment home. Many other paint letters have been sent, and all homeowners will have their homes painted by December 31, 2016 (for those with a financial hardship), at the latest, with most saying they will complete painting by October 31.

Motion to deny any additional extension to the homeowner (90 0006 0008 04) in regards to painting the house. Gary motioned, Randy seconded, all in favor, motion passed.

**- Long-Term Parking Pass Request**

Requestor on Sebastian has a trailer in his garage and is requesting two long-term passes. Criteria for long term parking passes are: 1. Owner must be using his garage for parking vehicles and provide proof and 2. Owner must be using original driveway pads for parking vehicles.

Motion to approve one long-term parking pass.

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

**- Parking Lot Expansion Architect Proposal**

The estimates for additional parking spaces at the Ranch House/Carriage House and Barn projects through the Town are \$14,725 per location. This does not include the cost of construction. We have a preliminary estimate for overflow parking at the Barn (stabilized minus and curbing rather than asphalt) from Four Peaks which is



*Now this feels like home.™*

approximately \$6,000. Temporary spacing or overflow parking at the Barn, requires Town approval for drainage and lighting. Doug suggested a grass-crete product which we do not have pricing on. The full \$14,725 may not be required for constructing overflow parking at the Barn. Doug thinks he can get sixteen additional spaces in the Ranch House parking area but requires cutting into the berm area at the south east corner of the entry and losing one dumpster enclosure. The Board needs to determine if they wish to pursue further, table until there is more information on construction or choose to move forward. Financial Impact: Potentially \$29,450 for getting through the city plus construction. Seal Coating and repairs are included in the Reserves. Project estimates from PMIS indicated there was adequate reserve funding for existing work. Additional parking quotes are difficult to determine without actual plans but per Google a similar 24 spaces construction averaged \$13.40 per square foot or \$3787 per space. At this rate, 16 spaces could cost \$60,592 to construct. There is no budget for this expense; it would have to be expensed through a Special Assessment, Capital Improvement Fund or loan from Reserves. If Capital Improvement funds are a determined source, prioritization of project funding needs to take place prior to budget season.

Motion to table a decision until the definitive pricing is available and the board has determined the need verses the cost.

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

**- Ranch House Flex Room Exterior Shade Screens**

We have received requests from groups utilizing the Ranch House flex room that the sun in the afternoon and early evening heats the room, causes glare and blinds those using the room. The options are to install wood blinds or exterior shade screens in aluminum casing that can be lowered when needed. The third option is – do nothing. Financial Impact: \$2,575 funds to come from Capital Improvement. Option to install a track rather than having an exposed cable system is a \$273 upgrade per shade which increases the cost by \$819.

Motion to purchase exterior shade screens for flexroom with the upgraded track system for an estimated cost of \$3,394 to be paid from Capital Improvements.

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

**Information Items and Community Reports**

**- President**

None.

**- Treasurer**

None.

**- Budget Finance**

No meeting. Next meeting to review the 2015 audit is Wednesday, July 27.

**- Design Review**

The committee met on July 19.



*Now this feels like home.™*

- **Knolls**

The committee met on June 20. The committee appointed Christine Mann as new chair and discussed parking and tree removals.

- **Landscape**

Ratify recommendations from the Landscape Committee which include: Modifications to the neighborhood entrances (requested by an owner at the Annual Meeting). The cost for installing the bed at Fenceline and Starling is \$1400 in 2016 which can be funded through renovations or landscape extras. Weaver Circle Renovation accomplished with Renovation budget for July and August, Four Peaks is recommending resting the soccer fields another season, utilize over seeding and tree trimming savings at soccer field to fund memorial for Jim Trog. Financial Impact: All projects can be accomplished within the existing landscape budget with the exception of a reoccurring \$600 increase in annual flowers in 2017 and \$1,060 of the expense related to the Memorial Picnic Grove for Jim Trog from Capital Improvement.

Motion to approve the Landscape Committee recommendations to modify over seeding map to include neighborhood entrances north of Germann Rd, install an annual flower bed at Fenceline and Starling, re-allocate renovation funds for Weaver Circle park, approve recommendation to rest the soccer fields one more season, and approve expenditure for Jim Trog Memorial Picnic Grove.

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

The Landscape committee received volunteer applications from Fred Wallace and Teresa Davis.

Motion to approve the appointment of Fred Wallace and Teresa Davis to the Landscape Committee.

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

- **Playground Committee**

Next meeting is August 4 and have received 2 new volunteer applications and requests for 2 others.

- **GCCA**

Met on June 14. Attorney Curtis Ekmark spoke about the new state statutes.

**Board Member Forum**

Randy – happy Weaver Circle park is being worked on.

James – props to Denise for the work she is doing on Covenants.

Robert – happy parking committee has a new volunteer and would like to get more members.

Jeff – has served on the Power Ranch board for seven years but due to personal and business reasons is resigning his seat effective today. Directors thanked him for his service.

Meeting adjourned: 7:59 pm