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Power Ranch Community Association Open Session Meeting Minutes

Carriage House

August 22, 2016 - 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
 Lisa Brennan, Lifestyle Director Dom Mansueto, Maintenance Supervisor

Homeowner Forum

There were 2 homeowners in attendance. Topics brought to the Board were:

- Homeowners requested a broken sidewalk be repaired, as well as their concern of dead plants and grass on streetscape.

Call to Order

Meeting called to order: 6:36 pm

Consent Agenda

Motion to approve the consent agenda that includes:

- The board meeting minutes from July 25, 2016

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

Appoint Board Members

- Director Appointment

Due to resignation of Jeff Gundlach from the Board at the July 25, 2016 Board Meeting, a new Board member needs to be appointed.

Matt asked for a motion to appoint Becky Cholewka to the Board.

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

- Vice President Appointment

Motion to appoint Gary Whelchel to the position of Board Vice President.

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



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- **Treasurer Appointment**

With Gary moving to the Vice President position Randy motioned to appoint James Piercy to Treasurer. The Treasurer will also be the liaison to the Budget Finance committee.

Motion to appoint James Piercy to the position of Board Treasurer.

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

Management Report

- July financials were completed and posted to the portal.
- Budget Finance reviewed 2015 Audit
- Purchased commercial vacuum for the barn
- The maintenance team repaired a number of lights
- The Landscape committee did an appreciation for the onsite crew
- Weaver Circle renovations are complete
- Holiday banners and Christmas décor
- Removal of desert carpet
- Cleaning contract out for bid
- Knolls pool fence issue and pool furniture

Lifestyle Report

Great turnout for the Quartermania event. August events included Pirate Party, Back-to-School Splash, Quartermania and New Resident Welcome. Lisa provided the September calendar.

Action Items

- **Long Term Parking**

Requestor on Coach House Dr. is requesting two parking passes through December 2016. 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. Additional information requested from homeowner.

Motion to table this request until all information is received from homeowner.

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

- **Playground Committee Appointments**

Motion to appoint Faith Guimarin, Sagan Dean, Michelle Taylor, Lisa Rich to the Playground Recreation Committee.

Hannah motioned, Robert seconded, all in favor, motion passed.



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- **Bad Debt Write Off Resolution**

Auditors are recommending that the minutes be attached to the bad debt. They suggested a resolution providing authority to management to write off bad debt as approved by the board on a monthly basis.

Motion to approve the resolution providing authority to CCMC to perform this function monthly.
Randy motioned, James seconded, all in favor, motion passed.

- **Camera Installation Carriage House**

Many communities have had damaged due to attempt break ins, PRCA has exposure at the front entry, patio and back door.

Motion to approve the installation of cameras in the Carriage House.
Gary motioned, Hannah seconded, all in favor, motion passed.

- **Appoint Board Member for GCCA**

Due to resignation of Jeff Gundlach from the Board at the July 25, 2016 Board Meeting, a new Representative needs to be appointed for GCCA.

Motion to appoint Becky Cholewka as the Representative for GCCA.
Robert motioned, Randy seconded, Becky accepted the nomination, all in favor, motion passed.

Information Items and Community Reports

- **President**

Reminder meeting on the September 12 is a working session onsite. Congratulations to Lisa on Quartermania and the garbage kid article.

- **Treasurer**

The July financial was completed on August 17th, distributed to the Finance Committee and loaded to the board portal. The statement reflects a consolidated net profit of \$ 30,526.70 for the month verses a projection of a \$22,365.00 loss. The net profit for the year is \$304,974.99 but a number of budgeted projects have not been completed yet this year. 39 home sales were recorded in July. The Villages reflects a profit of \$45.47 for the month and a loss of \$457.5 for the year. The Knolls reflects a profit of \$6,074.88 for the month and \$34,767.57 for the year. Accounts receivable increased from the prior month by \$120,488.81 due to the July 1 billing. The Association has recognized \$111,746.19 more income than budgeted due to several categories that are budgeted very conservatively such as interest and sanctions and fees that are billed to accounts but not necessarily collected. Working capital funds have also exceeded budget as 233 homes have been sold in Power Ranch through July. The balance in the Capital Improvement Fund at month end is \$154,655.37.

- **Budget Finance – Approve/Ratify Recommendations**

Investment Options



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Motion to purchase 5 CD's for \$200,000 each at the following intervals: 36 to 42 months at a minimum of 1.25%, 2.5 years at 1.15% minimum, 48 months at a minimum of 1.35%, 5 year CD at a minimum of 1.55% and a 7year CD at a minimum of 1.8% interest.

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

Budget Finance committee recommends the approval of 2015 Audit.

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

Next meeting is September 21.

- **Design Review**

The committee met on August 2. Next meeting is September 6.

- **Knolls**

The committee met on August 22. Next meeting is September 19.

Motion to approve furniture refurbishing for Bonanza and Calistoga pools. Total bid approved is \$14,872.08.

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

- **Landscape**

Red Push Pistache is the optional streetscape tree for Mountain View, The Arbors and The Willows.

Next meeting is September 13.

- **Playground Committee**

Next meeting is September 8. Reviewing incoming bids – big range in dollar amounts so far.

- **GCCA**

No report. Next meeting on September 13th – Trilogy.

Board Member Forum

Robert – It was enjoyable to thank the Four Peaks crew.

James Piercy – Thank you to Lisa for a really fun event at Quartermania.

Gary – Impressed with the professionalism of the Budget Financial committee.

Randy – Welcome to Becky and Juliann.

Hannah – Welcome to Becky.

Matt –None.

Meeting adjourned: 8:15 pm