



**POWER RANCH**  
COMMUNITY ASSOCIATION

# Board of Directors Meeting

Carriage House

May 23, 2016

6:30 pm

## AGENDA

### HOMEOWNER FORUM

This meeting is open to Owners and Residents of the Power Ranch Community Association. Homeowners are welcome to bring their concerns to the Board of Directors during the **Homeowner Forum**. Should you desire to address the Board during the **Homeowner Forum**, please indicate your request on the sign-in sheet and you will have three (3) minutes to address the Board. Please note that the Board will take into consideration the questions and concerns raised during the **Homeowner Forum** and a decision may not be reached at the current meeting.

### BOARD MEETING

Per Arizona Revised Statute 33-1804; during the meeting, owners may be recognized for comments on agenda items after the subject matter is introduced, seconded and open to board discussion. Homeowners will be permitted to comment after board discussion. The Board President will formally open the subject to homeowner comment and close homeowner comments when appropriate.

- I. Call to Order
- II. Consent Agenda
  - A. Board Meeting Minutes, April 25, 2016 (p. 3)
  - B. Bad Debt Write-off (p. 9)
  - C. Ramada Lighting (p. 11)
  - D. Wrought Iron Fence Replacement (p. 17)
- III. Staff Reports
  - A. Management Report (p. 29)
    - Collections Year to Date (p. 33)
    - Community Standards – Violations (p. 35)
    - Communications Report (p. 37)
  - B. Lifestyles (p. 43)



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## Board of Directors Meeting

- IV. Action Items
  - A. Power Ranch App (p. 47)
  - B. Parking Committee (p. 49)
  
- V. Discussion Items
  - A. Proposal for enclosure of fitness studio patio (p. 51)
  - B. Review Goals from Strategic Planning (p. 53)
  - C. Plumbing issue in Neighborhood 10
  
- VI. Information Items and Community Reports
  - A. President
  - B. Treasurer
  - C. Budget Finance (p. 55)
  - D. Design Review (p. 56)
  - E. Knolls – no meeting
  - F. Landscape – no meeting
  - G. Playground Committee (p. 59)
  - H. GCCA
  
- VII. Board Member Forum
  
- VIII. Adjournment

**Next Meetings:**

|                    |               |
|--------------------|---------------|
| Board of Directors | June 27, 2016 |
| Budget & Finance   | July 20, 2016 |
| Design Review      | June 7, 2016  |
| Knolls             | June 20, 2016 |
| Landscape          | June 14, 2016 |