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

Carriage House

January 23, 2017 - 6:30 pm

Directors Present: Gary Whelchel, Vice President    Hannah Boles, Secretary  
James Piercy, Treasurer    Randy Dix, Director  
Robert Jamison, Director    Becky Cholewka, Director

Absent: Matt Dominy, President

CCMC Management: Stephanie Fee, Community Manager    Juliann Mowen, 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:

- Homeowner concerns with trash left behind from fishing around both lakes. Consider adding more trash cans on both sides of the lake.
- Homeowner concern with side walk heaving near his home, he will contact Town of Gilbert to fix.

### **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 November 28, 2016
- Villages Curb Removal/Drainage Remediation
- January and February Tree Trimming
- Golf Cart Replacement

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

### **Management Report**

- Year end financials are being completed.
- Budget Finance Committee was unable to meet before the board meeting.
- Instead of a 3% projected increase, SRP is now going to decrease over the next ten months. The additional funds budgeted in 2017 for electricity will cover the additional insurance expense that was not included in the budget.
- In the process of creating a formal resolution for groups to purchase memorial benches as requested.
- In December our team welcomed a new Communications Coordinator.
- The end of January our team will welcome a new Lifestyle Director.
- Restructuring our fitness classes.



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- Four Peaks has completed installation of over 600 plants on Ranch House Parkway in December. They planted new trees and plants in a common area that bordered Power Ranch Elementary in the Vineyards. They are putting down pre-emergent where weeds are emerging.
- Four Peaks has completed tree removals in the Villages. Custom Concrete will begin removing curb areas at garage areas.
- Raven Pools will begin resurfacing the Ranch House pool deck on January 23<sup>rd</sup>.
- Our maintenance staff has painted the interior of the Barn and is working on several projects.
- Working through challenges with Smart Webs tracking component for covenants.
- Painting submittals continue to be consistent.
- Looking into putting up more bulk trash signs to help remind owners not to place bulk out early.

### **Lifestyle Report**

December events included Holiday Bliss Boutique, Ladies Bunco Night, Polar Express, Pizza and Paint and Chess Tournament. January events included Lap the Lakes, Ladies Bunco Night, Candy Bar Bingo Night, Neighborhood Block Party, Wednesday Early Release Craft, Fitness Bootcamp, New Resident Welcome Party and Kaleidoscope Giraffe at Art Club.

### **Action Items**

#### **- Insurance Renewal**

Myrna from Arizona Group discussed the bids for the insurance renewal effective 2/1/17. Overall, we are 15% higher than the expiring term. She recommends we move coverage to Cincinnati as their premium is less with a 3 year guaranteed rate. Also recommending we move the Directors & Officers to Chubb as the coverage to tie in with the Umbrella policy is already with Chubb.

Motion to approve the insurance renewal for Cincinnati for Property, General Liability, Crime, Business Auto, Machinery and Equipment; Directors and Officers (Chubb); Workers Compensation (PMA) and Umbrella (Chubb) as recommended by Arizona Group.

Randy motioned, Becky seconded. All in favor, motion passed.

#### **- Paint Variance Request**

Homeowner on Los Altos Drive requested the garage door with pattern glass windows be approved by the Board.

Board discussed the garage door with pattern glass windows. Board recommendation is to move this item back to the DRC for final decision, new information regarding the rod iron over lay and frosted glass was not known when the Modification Application was submitted to DRC.

Becky motioned to table this item, James seconded. All in favor, motion passed, item tabled.



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- **Ranch House Pool Deck Consent**

Ranch House pool deck resurfacing is budgeted through the reserves at \$97,850. Three bids were reviewed from Raven Pools, Inc., Imagine Architectural Concrete, LLC and Splash Zone LLC.

Motion to approve Raven Pools quote to resurface the Ranch House pool deck for \$65,000.00.

Becky motioned, Robert seconded, All in favor, motion passed.

- **Knolls – Posse Cool Deck Reserve Expense**

Knolls – Posse pool deck resurfacing is budgeted through reserves at \$41,800. Three bids were reviewed from Raven Pools, Inc., Imagine Architectural Concrete, LLC and Splash Zone LLC.

Motion to approve Raven Pools quote to resurface Knolls – Posse pool deck for \$36,850.00.

Becky motioned, Randy seconded, All in favor, motion passed.

- **Knolls Member Appointment**

Approve appointment of Charlie Taylor as a Knolls Committee Member.

Motion to appoint Charlie Taylor as a Knolls Committee Member.

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

- **Upgrade Wi-Fi Barn Area**

The Barn Wi-Fi upgrade will increase both public and private Wi-Fi inside the Barn and pool area. It will also give us the ability to dial into the pool gate access system on a secure network. Elite Integrations bid was reviewed.

Motion to approve the Barn Wi-Fi Upgrade for \$5,985.61.

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

**Information Items and Community Reports**

- **President**

No report, as Matt Dominy was absent.

- **Treasurer**

The December financial statement and variance report have not yet been distributed. We were waiting for an answer/check from Active Net on rental income funds that have not been received so that we may close the year. But, it may have to be a journal entry in audit adjustments. We have not received a check from them since August. Without that entry, the financial statement reflects a consolidated net income of \$10,014.52 for the month versus a projection of a \$12,704. The consolidated net income for the year is \$336,611.11 but a number of budgeted projects such as pump station repairs and drywell cleaning were not expensed this year. In addition, the positive variance does not factor in the accounts receivable or unpaid assessments which at year end was \$165,886.24. The Villages reflects a profit of \$67.98 for the month and a loss of \$3,483.97 for the year.



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The Knolls reflects a loss of \$9,306.37 for the month and a profit of \$35,530.70 for the year. Accounts receivable decreased from the prior month by \$35,081.53 due to collection efforts on the 4<sup>th</sup> quarter assessments.

**Budget Finance**

Next meeting is January 31st.

- **Design Review**

Next meeting is February 7th.

- **Knolls**

Resurfacing Posse pool, new committee member, and some landscaping. Next meeting is February 21.

- **Landscape**

Next meeting is February 21<sup>st</sup>.

- **Playground Committee**

No meeting in February.

- **GCCA**

No Meeting.

**Board Member Forum**

Matt – Absent.

Robert – None.

James Piercy – Thank you Gary for the donation for “Tour the Cure” for Power Ranch Cycling Club. Look into a sign on what is okay to feed the ducks, possibly a feed station to help improve the water quality.

Gary – Good to be part of the staff Christmas party last month.

Hannah – I’m going to miss you Lisa Brennan.

Becky – Would like to look into adding more trash cans around the lakes.

Randy – We are going to miss you Lisa Brennan.

Meeting adjourned: 7:58 pm