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Power Ranch Community Association Open Session Meeting Minutes

Carriage House

November 28, 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

Homeowner Forum

There were no homeowners in attendance.

Call to Order

Meeting called to order: 6:33 pm

Consent Agenda

Motion to approve the consent agenda that includes:

- The board meeting minutes from October 24, 2016
- South Irrigation Pump Station Motor Install

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

Management Report

- The Pow Wow was held on November 4, 2016.
- The Villages will receive a letter outlining the increase in their assessment rate for 2017.
- We are preparing for the January news magazine and the deadline is the end of November.
- Imagine Builders has executed the settlement agreement.
- Mountain View mega double tower has been installed and looks great.
- Four Peaks has completed removal of the Acacia Redolens on Ranch House Parkway by the school. They are working on completing the 26 homeowners that took advantage of the streetscape tree trimming for November.
- Provided the Town of Gilbert Prosecutors a summary of damages from the July accident in the Knolls.
- The Landscape Committee met and reviewed recommendations and budget reductions. The Memorial dedication has been scheduled for November 22, 2016 at 10:30am.
- Mosquito complaints, we are cleaning drainage culverts and treating standing water with vectobac tabs to prevent breeding.
- Mountain View - Mega Double Tower installation should be around November 7th.



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- Four Peaks has completed the scalping and over seeding. They are currently installing flowerbeds. Streetscape tree trimming program is offered during November.
- Town clean up on vacant lots on the NE corner of Germann and Ranch House Parkway.
- Painting is still the number one submittal.
- Working with the Town on streetscape tree concerns. The Town has offered an additional bulk pickup if people would trim their streetscape trees.

Lifestyle Report

The House of Refuge food drive was a huge success! November events included Dino Dig, Bark at the Market, Fall Feast Cooking Class, Drumming for Relaxation, Windmill Lighting, Turkey Day 5K, Mine Craft Build with Lego and Flu Shots at the Farmer's Market.

Action Items

- Long Term Parking Request

Homeowner on Buckboard Road is requesting two long-term passes due to insufficient facilities to accommodate the number of vehicles at this property.

Motion to deny two long-term passes to the homeowner on Buckboard Road.

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

Information Items and Community Reports

- President

I would like to invite the Board to the staff Christmas luncheon on December 20, 2016.

- Treasurer

The October financial statement and variance report has not yet been distributed. However, the financial statement reflects a consolidated net income of \$20,060.25 for the month verses a projection of a \$37,722 loss. The net income for the year is \$309,512.31 but a number of budgeted projects such as pump station repairs and drywell cleaning have not been expensed this year. The Villages reflects a loss of \$3,717.62 for the month and a loss of \$3,857.70 for the year. The Knolls reflects a loss of \$9,306.37 for the month and a profit of \$35,530.70 for the year. Accounts receivable increased from the prior month by \$110,216.37 due to the October 1 quarterly billing. There were 28 home sales recorded in October. The Association has recognized \$156,185.68 more income than budgeted due to working capital, activity income and pool card income exceeding budget. Both interest fees and sanctions billed to accounts are higher than budget although not necessarily collected. The balance in the Capital Improvement Fund at month end is \$167,609.94.

- Budget Finance

No Meeting in December.



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- **Design Review**

The committee met on November 1. Next meeting is December 6.

- **Knolls**

No meeting in November.

- **Landscape**

No meeting in November.

- **Playground Committee**

No Meeting in November.

- **GCCA**

No Meeting in November.

Board Member Forum

Matt – None.

Robert – He attended the Jim Trog memorial, it was done very well.

James Piercy – Big kudos to Randy for picking up the bags for the House of Refuge food drive.

Gary – What a blessing it is to be on a Board with a Lawyer and Engineer.

Hannah – Happy Thanksgiving.

Becky – My son and I biked to the Jim Trog memorial site, it is very nice.

Randy – Power Ranch stepped up for the annual food drive for House of Refuge.

Meeting adjourned: 8:27 pm