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Power Ranch Community Association Open Session Meeting Minutes

Carriage House

May 22, 2017 - 6:30 pm

Directors Present: Matt Dominy, President Hannah Boles, Secretary
Randy Dix, Director
Becky Cholewka, Director (via teleconference)

Absent: Gary Whelchel, Vice President, Robert Jamison, Director, James Piercy, Treasurer

CCMC Management: Stephanie Fee, Community Manager Juliann Mowen, Assistant Community Manager
Rebecca Benavidez, Lifestyle Director

Homeowner Forum

There were no homeowners in attendance.

Call to Order

Meeting called to order: 6:32pm

Consent Agenda

Motion to approve the consent agenda that includes:

- The board meeting minutes from April 24, 2017
- Golf Cart Replacement

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

Management Report

- April financials are complete.
- In April PR had 43 home closings.
- Met with Anderson Security to possibly increase security coverage from five to seven day a week. This would increase our weekly cost by \$288 a week or \$1,152 per month. Discussed using golf cart to gain access to areas that are not accessible to vehicles. Hoping to train new officers on Smart Webs to use our system for parking enforcement.
- Working on revising the financial policy and presenting at the Finance Committee on May 24th for their review.
- Sgt. Darryl Krueger, Town of Gilbert officer was assigned to the Pow Wow group to replace Lt. Blunt. Tentative date of June 21, 2017 for the Crime Fighting event will include a little ice cream social.
- Pow Wow was held on May 5th. Parks and Recreation reported the regional park design Phase I, first 30 acres will begin in 2018 and construction is scheduled for July 2019. Field development at the Rittenhouse Basin will begin concurrent with the regional park. New miniature golf going in next to Ice Den with a splash pad that will be open to the public. Town performed a lake study as part of their CIP project for dredging



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lakes; reports are posted on Town's website to use as a reference tool. There are 78 applicants for Chief of Police. New garage downtown will begin construction to add 600 plus spaces to be completed by spring 2019. HUSD reported 91% teacher retention rate, Williams Field and Higley High have 3 National Merit Scholars and Centennial will be the host school for summer school this year.

- Attended a CCMC webinar on licensing for movies and music to stay within the CAI guidelines that were published.
- We welcomed two new staff members on our Grounds Service team.
- Lots of activity at the Ranch House this month between construction on the splash pad improvements, pool area landscape and Bocce Court installation.
- Maintenance team has completed painting the light poles by the Volleyball and Basketball Courts.
- Four Peaks has completed Pecos Road west of Ranch House Parkway and it's a huge improvement. They have lowered the granite bed to allow better drainage and added river beds, plants and granite around the RH pool.
- We installed new banners, Welcome to Power Ranch at the main entrances and a Patriotic flags on other poles.
- Thank you to Ed Ryan for volunteering his services to our Knolls pools while we were short on staff.
- Working with Raven Pools on the warranty issues for the Calistoga Deck and the repair of the Bonanza deck which is not covered under warranty.
- Maintenance team began retrofitting the bollard lights with LED's north of the tunnel and is nearly complete.
- Four new tables and sixteen chairs for the Ranch House pool are scheduled to arrive on May 19th. We will be adding a grill to the Jim Trog memorial area.

Lifestyle Report

May events included Mother's Day Craft, Film Club, Ladies Bunco, Clear the Clutter, Power Ranch Angels Meeting, Tye Die Activity, New Resident Welcome Party, Boost Your Energy, Dive In Movie. June events will include Donuts on the Go!, Women's Self Defense Class, Cooking with Jordan Urnovitz, Community Blood Drive, Country Line Dancing, Annual Salsa Challenge.

Action Items

- 2016 Audit Review

Paul Hansen from Butler Hansen, PC presented the 2016 Financial Statement Audit to the Board.

Motion to approve 2016 Financial Statement Audit provided by Butler Hansen, PC.

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

- Committee Appointments

The following applicants were recommended by Hannah (committee liaison) for the **Playground Recreation** committee:

Angela Barba, Sagan Dean, Michelle Taylor, Lisa Rich, Crystal Hurst, Roxana Yantos.

Motion to approve the appointment of the recommended applicants to the Playground Recreation committee.

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



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- **Paint Variance Request**

Due to financial hardship the homeowner on Chickadee Rd. requested a paint extension until October 31, 2017 be approved by the Board.

Motion to approve paint extension until October 31, 2017 for Chickadee Rd.
Randy motioned, Becky seconded, all in favor, motion passed.

- **Review and Approve Goals from Strategic Planning**

Board reviewed revisions to the Mission and Values and agreed to continue discussion at the next Board meeting since three Board members were absent.

Motion to table approval of the Mission and Values on the Board Mission Statement.
Randy motioned, Hannah seconded, all in favor, item tabled.

- **Anderson Security Options**

Based on the increased vandalism the Board reviewed Anderson Security proposal to expand coverage from 5 to 7 days per week with an increase of \$288 weekly.

Motion to authorize Anderson Security to expand coverage with 7 days per week service per proposal #1.
Randy motioned, Hannah seconded, all in favor, motion passed.

- **Site Furnishings**

The site furnishings will be funded through Capital Improvement Fund. This will allow for more seating adjacent to the Splash Pad and Bocce Court. The bid from Desert Recreation, Inc. was reviewed.

Motion to approve Capital Improvement expenditure totaling \$7,965.83 for the site furnishings.
Randy motioned, Hannah seconded, all in favor, motion passed.

- **Knolls Pools**

Knolls – Calistoga pool deck needs approximately 800 sq. ft. repair work around the pool and spa edge that is covered under warranty. The entire pool deck needs to be sealed to cover the repair work. The bid from Raven Pools was reviewed.

Motion to approve Raven Pools quote to upgrade pigmented sealer at the Knolls – Calistoga pool deck for \$7,861.90.
Randy motioned, Hannah seconded, all in favor, motion passed.



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Knolls – Bonanza pool deck is popping up due to the leak in the trunk line which was located after the deck was completed two years ago. Board reviewed the Raven Pools bid to scabble 780 sq. ft. around the pool and spa edge and color stain the entire deck.

Motion to approve Raven Pools quote to scabble 780 sq. ft. pool/spa edge and color stain the entire deck at the Knolls – Bonanza pool deck for \$11,006.66.

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

Information Items and Community Reports

- President

Recommend attending one of the New Resident Welcome Dinners. We will need a volunteer to write an article for the next magazine.

- Treasurer

We are just wrapping up the variance report for the April Financial Statement. There were 43 home closings last month generating \$32,250 in income. The additional transfers to both the Reserves and Capital Improvement Fund were recognized in April. These transfers caused the monthly and annual income to appear under budget. The Associations total operating expense for the month was \$269,804.17 which was \$4,680.83 under budget for the month. Through April expenses totaled \$1,067,403.50 which is \$59,779.41 under budget. Parts and supplies are over budget this month due to the purchase of new access cards and tennis court keys. Landscape expenses exceeded budget in April due to Sulphur applications and renovation projects although in line with budget for the year.

- Budget Finance

Next meeting is May 24th.

- Design Review

Next meeting is June 6th.

- Knolls

Next meeting is TBD.

- Landscape

Next meeting is June 13th.

- Playground Recreation

Next meeting is TBD.

- GCCA

No Meeting.



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Board Member Forum

Matt – None.

Robert – Absent.

James Piercy – Absent.

Gary – Absent.

Hannah – Excited about the Playground Committee. I will miss June meeting.

Becky – None.

Randy – The Community Garage Sale was great.

Meeting adjourned: 7:26 pm