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Power Ranch Community Association Board of Directors Meeting Minutes

Carriage House and ZOOM Meeting
March 29, 2022 – 5:30 p.m.

- Directors Present:** Gary Whelchel, President
Nick Carrillo, Treasurer
Becky Cholewka, Director
Steve Whitworth, Director
Heather Parker, Vice President
Phaedra Earhart, Secretary
Lisa Rich, Director
- Absent:** None
- CCMC Management:** Nick Ferre, CCMC VP,
Jennifer Campbell, Asst. Community Manager
Rebecca Hill, Community Manager
Josh Johnson, Manager of Lifestyle Services
- Others:** Pam Ingermason, Ali Hazam, Navid Khazrai, Jesus Sedillo, Ryan Pfuhl, Tim Murry, Brittney Bartlett, Ed Ryan, Judy Alligood, Kimberly Adame, and Crystal Glaim.

Homeowner Forum: Several homeowners attended to voice their frustration with the progress on the Ranch House pool deck, Ms. Ryan and Ms. Alligood asked if Power Ranch has to commit to providing a private area for staff to have their lunches or breaks. They requested that they be given access to the kitchen when their club is in the Carriage House. The remaining homeowners were there to request that the Board issue them long-term parking passes for up to one year. The Board has asked management to work on drafting a process for long-term parking and use of the Carriage House kitchen.

Call to Order: Mr. Whelchel called the meeting to order at 5:30 pm.

Board Organization & Committee Chairs

Notation: Organization Meeting: Selection of Officers. The current Board of Directors determines this.

The officer positions available are:

- President – Gary Whelchel
- Vice President – Heather Parker
- Treasurer – Nick Carrillo
- Secretary – Phaedra Earhart

All other non-officer positions will be assigned the title of Director.

Committee Chair positions are also to be determined by the Board of Directors.

The Committee Chair positions available are:

- Budget & Finance Committee – Nick Carrillo



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- Design Review Committee – Steve Whitworth
- Facilities Committee – Lisa Rich
- Landscape Committee – Phaedra Earhart
- Knolls Committee – Gary Whelchel

Motion: Ms. Rich made a motion to approve the appointments as presented. Ms. Earhart seconded, motion carried unanimously.

Executive Session Meeting

Motion: Mr. Whelchel motioned to pause the open session meeting and call the executive session meeting to order. Mr. Carrillo seconded, motion carried unanimously.

Consent Agenda

- Board Meeting Minutes, January 24, 2022
- Four Peaks Arbor
 - April Master
 - May Master
 - May Knolls
- Renewal of GMI Pumps Contract
- Repair Common Wall – Germann & Fenceline
- Setting Annual Meeting Date in 2023

Motion: Mr. Whitworth made a motion to approve the consent agenda as presented. Ms. Parker seconded, motion carried unanimously.

Management Update

Notation: Ms. Hill (Community Manager), Mr. Johnson (Manager of Lifestyle Services), and Jennifer Campbell (Assistant Community Manager) presented reports from management on the following topics:

- Maintenance reported:
 - The Splash Pad will be de-winterized and opened on April 1.
 - Wall and view fence painting project in Mountain View and Meadow View is almost complete.
 - The misting fans at the Barn have been installed for the season.
 - Vandalism has hit an all-time high. We have asked security to sit at the pools during certain evening hours to ensure no additional vandalism is happening at the Ranch House pool bathroom.
 - Spring Breakers have left us trying to cover all of our bases outdoors.
- Community Standards
 - New Community Standard Coordinator, Cynthia Badger, started and has been touring the community regularly.
- Lifestyle
 - The Ladybug Release was a hit! We partnered with the first-graders of Centennial Elementary and invited kids from the community to join us for storytime, cookies, music, face painting and of course...LADYBUGS.
 - Planning is underway for the Eggstra Festival, Teen Scramble, Music on the Grass, several speakers and presentations.
 - Registration is open for all spring events through April.



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- Josh toured the Barn with several event coordinators from the Gilbert Chamber of Commerce.
- Finalized plans for several partner seminars and activities in April/May.
- We've had great participation in the Lucky in Power Ranch social media campaign!
- The team has been working with The Home Selling Team for a fundraising event taking place in May.
- Communications
 - Open rates for the weekly Power Line email have been higher than normal.
 - The March/April issue of PR Living magazine was finalized and should be arriving at homes soon.
 - Josh has been working to solicit more sponsors for the PR Living magazine.
 - Look for the Knolls & Village emails to have an updated look when they are sent out.

Board Business

Air BNB Ad Hoc Committee

Notation: In 2021, the Board discussed the concerns with AIR BNB/VRBOs. Based on the ongoing projects and the workload of the Board and onsite team, the Board asked to table this topic until March of 2022 with the new Board in place.

The office is receiving weekly calls about vacation rentals. The main concerns are the constant parties. Sometimes, its noise-related, sometimes nudity, and almost always parking-related. Homeowners have sent photos and provided detailed descriptions of what is happening weekend after weekend.

As previously discussed, one of our sister communities has successfully passed a ban on VRBOs. Curtis Ekmark is the attorney that helped them with this process. He has provided additional information in recent Supreme Court Rulings this week.

Motion: Mr. Carillo made a motion to approve the creation of an Ad Hoc Committee to gather more information on the need, community support, process required, and resources necessary when considering if the Board should move forward. Mr. Whitworth seconded, motion carried unanimously.

Ranch House Pool Deck

Notation: The Ranch House Pool deck has been a hot topic on social media in the last week, including reaching out to the news stations. I reached out to the homeowner who started the thread as she had also sent me an email. After speaking with her today, she understood and calmed down. I did remind her that she is more than welcome to attend the Board meeting and represent the people. This might help the communication if there weren't 20 people all saying the same things, but everyone is welcome to attend. I let her know the date and time of the meeting.

The request is to repair the pool decks before reaching an agreement or resolution with the pool vendor and/or materials manufacturer. I explained why it had not been done thus far to include the various specialist from all 3 parties who have come out and taken samples, comparing the "inner ribbon vs. outer ribbon," photos, drone shots, etc.



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As reported in my board report, our mediation is scheduled for June 7, 2022, at 10:00 am. Last week, the Board also received a meeting invitation to include an executive session in May to ensure Curtis Ekmark is in alignment with Board expectations when representing the association in the mediation meeting.

Motion: No action was taken.

Board Member Forum:

Mr. Whitworth thanked the homeowners that attended this meeting. He appreciates the participation and noted that the DRC has two open positions.

Ms. Earhart asked about the vacant lots on the corner of Germann and Ranch House.

Mr. Carillo said that the Budget Finance committee is open for applications, and he is working on setting his 2022 meeting dates.

Mr. Whelchel thanked the team for keeping things running smoothly.

Ms. Parker thanked the Board and the team for all their work!

Ms. Rich noted that the Facilities Committee is accepting applications for committee members.

Ms. Cholewka said it is good to be back.

Adjourn

The meeting adjourned at 7:37 pm.

Next Committee Meetings:

Design Review	April 5, 2022
Facilities	TBD
Knolls	TBD
Village	TBD
Budget Finance	TBD
Landscape	TBD
Pow Wow	May 6, 2022

Next Board Involved Meetings:

Board Meeting	April 25, 2022
Board Meeting	May 23, 2022
Board Meeting	July 25, 2022
Board Meeting	August 22, 2022
Board Meeting	September 26, 2022
Board Meeting	October 24, 2022
Board Meeting	Nov/Dec 5, 2022
Board Meeting	January 23, 2023
Annual Meeting	February 23, 2023

Submitted by,

Jennifer Campbell, Community Manager