

Ranch Homesteads Owners Association

May 6, 2013
Board Meeting Minutes

Meeting called to order at 4:10 pm.

Board Members Present: Jack Hamilton, Sterling Johnson, Sean Obrien, Marian Cook and John Raniolo

Board Members Absent: none

Property Management Present: Alan Hatch

Business:

1. Sean motioned to approve the meeting minutes from March 2013. The motion was approved.
2. Sean motioned to transfer \$100,000.00 to reserve account. The motioned was approved.
3. Sterling motioned to keep the current fees for Design Review but may be raised down the road. The motioned was approved.
4. Jack proposed that the association pay 25% of paving cost for lots 14a, 14b and 14c and take an easement on that section of road. The possibility of the Association taking over the private section of the road will be discussed at the next meeting.
5. Sean motioned to have the Association pay 25% of the cost of the private drives because of public use and safety. The motioned passed.
6. The association will pay ACE the entire paving and sealing bill then Jack, Ken, and John will pay back the Association back the 75% of the private drive section.
7. The board directed Alan to pay the entire paving and sealing project out of the reserve account.
8. Sean motioned to automatically approve a cost of up to 5,000 for paving problem areas on Longhorn. The motion was approved.
9. Jack will call Don and discuss the increase of guard monitoring at the main gate.
10. Alan will discuss with Carefree Ranch Board the use of Ranch Homesteads roads and back gate and ask them to please not enter the roads.
11. The wet crossing will be placed on hold until after the monsoons.
12. The City of Scottsdale will not budge on increasing fire hydrants.
13. The Board instructed Alan to place the last 12 months of meeting minutes on to the website.

Meeting adjourned at 5:04 pm.

Respectfully submitted,

Alan Hatch, CMCA, AMS