

PRESCOTT SUMMIT PROPERTY OWNERS ASSOCIATION

QUARTERLY MEETING

OCTOBER 4, 2018

The meeting was called to order at 10:00 am by President Ron Norfleet.

Also present: Leigh Cosby, Artista Marchioni, Tom Watkins, Judy Rae Haley from the Board, and property owner Barbara Norfleet.

Ron made a motion to approve the Minutes of 5/5/18 and 8/30/18, seconded by Tom.

Motion carried by unanimous vote.

TREASURER REPORT:

Artista presented a breakdown in documents prepared by our accountant, Dallas Laone: Balance Sheet June 30, 2018; Profit and Loss April –June 2018; Profit and Loss January-June 2018; A/R Aging Summary as of June 30, 2018. Some of the expenses were discussed and the fact that the third quarter report would have little changes, except for ordinary monthly payments. Total expenses for the quarter were \$3,487.51. Our expenses are exceeding our income and are expected to increase. Ron made a motion, seconded by Leigh, to increase yearly dues by 20% to a total of \$144 for fiscal year starting 1/1/19. Motion carried by unanimous vote.

Leigh made a motion to accept the accounting reports, seconded by Tom. Motion carried by unanimous vote.

ARCHITECTURAL COMMITTEE REPORT:

-Chairman Tom advised that the building plans for 212 Rhonda Dr were approved after the builder agreed to change the housing exteriors to prevent the house from looking exactly like the previous one he built on Newport.

An approval had been given to 1258 Newport Ridge to install a solar array on 9/23 which doesn't cover a very large portion of the roof.

A walk-through was done on 9/28 at 281 Newport (lot 80R) on the 4,000 square foot home that has extraordinary building features. There is still a lot of landscaping yet to be done and the committee advised that a chimney had to be repainted as the color wasn't properly matching.

The house at 1235 Jordan is being repainted and being done properly this time. The current owner has purchased the adjoining lot and plans some work on it, but not a house.

FIREWISE COMMITTEE REPORT:

Chairman Leigh had recently again prepared the Firewise Standards For Lot Mitigation, prepared and sent out the 9/7/18 letters to most property owners who had either not firewised at all, had done so at a much earlier date and need update clearing, and to those who have homes built and landscaped but the property beyond the living area is not cleared of vegetation and presents a fire hazard.

Ron advised that he received a dated memo with an accompanied, but undated, signed "Motion to Rescind 9/7/18 Demand", dropped off at his home. Even though the documents were an improper way to proceed, the Board stated for the record that the documents were a "motion" and that the 4 persons signing it could constitute a "second" to the motion, and it was read and voted on. Motion was not passed by unanimous vote. The signers took issue with the terms "vegetation" and "grass and weeds" have being used interchangeably with the PSPOA CC&R's and in past correspondence. Leigh advised that the Fire Department/Forest Service uses the term vegetation whenever they are referring to any growth that needs removed to prevent fire hazards. It doesn't matter if it's weeds, grasses, chaparral, etc. It was felt that the "Motion" signers have been nitpicking and that they really didn't understand the 9/7/18 letter. (Letter of 9/28 and Motion are attached as Addendum A)

They seemed to have felt it was a demand to submit payment for clearing their lots. The letter stated they could join in on having work done by the forest crew that will firewise our development lots, get someone else to Firewise their lots at their own expense or do it themselves. The main issue is that we have to firewise our development and keep it maintained, and all owners have to comply one way or the other.

Leigh has prepared a general letter dated 10/4/18 explaining again that for 4 years since PSPOA received USA Firewise Communities designation as a Firewise Community, the Board has been encouraging owners to firewise, have received grants to help pay them for it and have sent out the Compliance Policy statement along with posting it on the Website. Unfortunately all owners have not complied. For now we agreed to have the letter sent directly to the owners of Lots #108, 109, 110 and 111 and advising them their "Motion to Rescind" had not passed.

Leigh has been arranging for the Forestry Department, through James Robbins, to get the Department of Correction crew to come out and Firewise lots for less than the going prices from landscape companies. The work is planned to start in January through February, but may be rescheduled for February and March. If it is delayed further we will lose that scheduled time and will be subject to the rotation, and it could be a year or more to get scheduled in again. The minimum amount of land to be cleared by their crews is 3 to 5 acres total. Depending on the time period, and other work and fires, the crew may have to come and go while our work is completed.

Based on the bid that James Robbins of Arizona State Forestry and Fire Management gave us, all of our Firewise work is being performed at \$3717 per acre, multiplied by the size of the lot. We will post that on the website. The sheet accompanying the September 7, 2018 letter shows costs that are based on that cost per acre.

PARKING REGULATIONS: There have been some complaints by owners because of street parking where our CC&Rs clearly state that it is not permitted. Leigh prepared, and had the Board preview, the "**Clarification of Parking Regulations of 10/4/18**" so it could be sent to any owner who is not following the regulations. Currently we have an owner, Lot 54, who has a truck parked on the street daily and it should be placed on their driveway. Leigh made a motion that she send out a letter to this owner, seconded by Tom, advising there have been complaints and that they must comply with the no street parking regulation. Motion carried by unanimous vote.

NEW BUSINESS: Both Leigh and Ron have boxes of PSPOA documents and other things like house plans, stored at their homes and we need to find a commercial storage unit so that PSPOA documents can be stored in a central location, and not in someone's home. The least amount per month for a small unit is about \$40. Issue tabled to get more information.

Artista reported that during the day a few months ago, a disreputable person on a bicycle entered her property, climbed into her car and was rummaging around in it after she had left her garage door open for 5 minutes or so while carrying items in and out. For safety reasons all garage doors should probably be closed as much as possible.

Meeting adjourned at 11:45

Next BOD meeting will be February 08, 2018 from 10:00 – 12:00 at White Spar Fire Station.

Respectfully submitted,

Judy Rae Haley, Secretary

**ADDENDUM A
PSPOA MINUTES OF 10/4/18
TWO PAGES**

September 28, 2018

To PSPOA Board:

Attached is a motion to rescind the Board's action stated in letter to owners dated September 7, 2018. The undersigned lot owners, due to previous commitments are unable to attend the October 4, 2018 meeting. At the appropriate time in the meeting we respectfully request that the motion to rescind the September 7, 2018 demand be read into the minutes and made part of the record.
Lot owners, 108, L09, LL0, & 111 in Prescott Summit

Attached: Motion to rescind the September 7, 2018 demand