

PRESCOTT SUMMIT PROPERTY OWNERS ASSOCIATION
QUARTERLY MEETING
February 8, 2019

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 owners Barbara Norfleet and Nolan Fletcher.

The minutes of 10-5-19 were approved as printed.

TREASURER: Artista reported on and provided us with the following:
Profit and Loss 4th quarter 2018
Balance sheet as of 12-31-18
Profit and Loss for the year of 2018

(Non-agenda item)

The only item unusual during the last year was the expense of the repair one of the timers in the common area for \$1921.83. It was suggested by Leigh that we have our landscaper, Aspen Landscaping, thoroughly inspect all our utilities within the next 2 months to be sure all are in good order. Ron informed everyone that Aspen always does that every year. We paid firewise costs last year without the funds for them, so the reports show a negative, but this is a non-issue since that was covered subsequently by income.

ARCHTECTORAL COMMITTEE: Tom advised that we recently approved a new construction being done by Crystal Creek on lot 40 and work is to start in the next week or two.

Lot 6 has asked for and got approval for a new porch on the south side of the home with an unknown start date.

FIREWISE COMMITTEE: Leigh reported that the Department of Corrections (DOC) field crew will be starting work on Newport and mainly in the common area canyon the week of 2/11 and the work will be ongoing at 3 days per week maximum through and maybe into April.

It was fortuitous that we were able to get our association funds to sign the contract when we did, as the cost will be going up. We have received the funds from participating owners. It was bid to include contingencies for unknown issues, which if not encountered may result in a refund. The DOC crews will be removing scrub oak, removing ladder fire fuels, removing dead trees if possible and chipping and spreading a layer of chips on the ground and canyon floor for fire prevention. The crew does not weedwack to remove grasses, but in the course of the work some of the grasses may be removed in the process. If not, lots that have high weeds within 10 feet of a home will need to be cleared and that can be done by our landscaper with the lot owner's own reserved funds.

Arrow Fire, which previously cleared out the canyon, will soon be burning the piles of slash that have been sitting in the canyon. The companies that do firewising can chip the removed materials or burn them and the DOC will be chipping all their work product. The burning we will have done soon is mainly because of the steep canyon walls that make chipping difficult and expensive, hence the burning which has saved us \$10,000 or more.

(Non-agenda item)

A long discussion ensued after questions from the two attending lot owners. One issue was whether the association was paying for any individual lot owner's firewising needs and the other was whether lot owners were paying for the 6-foot weed whacking that's being done by our contracted landscaper. The association does not pay for owner's individual lot clearing in any form. There is always the issue of owners who do not cooperate with clearing requests. We are imposing fines for failure to comply.

We have been charging owners \$50 per summer to have the landscape workers clear lots 6 feet back from the road. Since the lots don't have numbers, the workers do not know which lots have paid to be cleared and so they have cleared a few unpaid lots. After discussion, it was decided that we only have about 3 lots that haven't been paying and these owners will need to be fined if they don't begin paying this year. The issue is whether to just leave these lots with growing grasses/weeds while all those around them would be cleared. Landscaping work is charged to us by the hour.

(Non-agenda item)

TO DO:

1. Inform owners that the current \$50 per year for roadside weed removal will be enforced under the compliance policies.
2. Give the landscaper the location of unpaid lots so the work will not be done at the association's expense.

The owner's who have not complied with requests to firewise their lots were put on notice several times since September 2018 and several were then sent non-compliance fine letters on 1-17-19. The 5 owners that did not respond appropriately were sent their second fine letter of \$450 on 2-7-19.

UPCOMING BOARD ELECTIONS: The materials, i.e. Letters of Intent, will be sent to all owners as soon as possible, and they will need to respond by March 30, 2019.

(Non-agenda item)

NEW BUSINESS: Leigh brought up the subject of the association considering hiring an HOA management company to oversee the work the unpaid Board members have taken on. This requires that the Board is knowledgeable of the PSPOA CC&Rs and ByLaws, and the ARS statutes and other possible legal requirements. As our Board changes every year, this is very difficult. More lots are being developed and we don't have enough owners willing to do the work that's required to be on the Board. Leigh informed us that several years back she and Jos Nikula met with HOAMCO Property Management and at that time their fees were \$500.00 per month. It was suggested that the next Board seriously look into having a management company take over the continuing work that requires more and more due diligence by our association Board. This subject tabled until a future meeting.

The meeting adjourned at 12:05.

NEXT MEETING: Annual Meeting on Saturday May 4, 2019

Respectfully submitted,
Judy Rae Haley, Secretary