

PRESCOTT SUMMIT PROPERTY OWNER'S ASSOCIATION MEETING

August 3, 2022 Prescott Public Library

Minutes Prepared by John McMahon

Election of Officers: Jos Nikula was asked to a letter that was prepared by the Association attorney, Jason Miller. Atty Miller's letter explained why the previous election on May 24th, 2022, was determined invalid. He ruled the selection of the Officer positions had to be done over. Four of the five directors selected at the May 24th, 2022 (John McMahon, Jos Nikula, Ron Norfleet and Sandra Olivo) were Present. The 5th Director, Ken Dole, participated via zoom. The Directors discussed how to conduct the selection and ultimately Sandra Olivo was selected to serve as the President, Ron Norfleet as the Vice President, and John McMahon as the Secretary. Nobody asked to be the Treasurer. Ken Dole stated he would serve as a director. Jos Nikula was asked if she wanted to serve as the Treasurer and she said she wasn't interested. She then stood up told us to withdraw her name.. She asked to have this entered into the minutes.

Board Members Present: Sandra Olivo President, Ron Norfleet Vice President, and John McMahon Secretary attended in person. While Ken Dole Director attended by Zoom.

Attendees: Sharon Duffey, Tom Watkins, Jos Nikula, Leigh Cosby, Harry and Marcia Florian, Royce Stringer, Linda and Michael Wirtanen, Linda Thompson, and Barb and Bob Gitlin.

Board was called to Order by Sandra Olivo, President, at approximately 4:30 PM

Election of Officers – Closed Aug 3, 2022.

Treasurer's Report – No report was given since no one accepted the position. The Board will try to find a candidate with the experience to be a Treasurer.

Fire wise Report – Leigh prepared a summary of the Fire Wise effort. She let us know only 10 lots remained to be brought up to standards. Leigh will prepare a draft letter for the Board to review and ultimately sent to the remaining 10 owners. Thanks to the Fire Wise Committee.

Web Site Report – Looking into what improvements to the existing site are needed and or desired. Step after that is to determine which of any improvements are within the capability of the current system. Then an evaluation will be done to determine if the existing software can meet enough of the desired improvements or should we start looking for a replacement.

Pot-Hole Repair – Completed.

Speed Control – The city is exploring possible options.

Architecture Update:

- Mike Wirtanen discussed the need to update the Design Guidelines for the Prescott Summit. It was suggested he and the committee take on this task. He also discussed the possibility of the committee taking on the responsibilities of the outside architect. Some concern was voiced about the risks associated with such a change. Such a change will require research by the Architecture Committee and the Board.

- Further discussion was held concerning the Ingress and Egress for lots 95, 97, 98, 99, and 100. Mike found out the easement for these lots was abandoned on April 2, 1996. It was also reported the road was not considered a Fire Access road. The sign stating it was a Fire Access Road is to be removed.
- Sandra will contact the owners of lot 116 to explain the HOA is responsible for bringing their lot into compliance.
- The involvement of the HOA in the repair or replacement of the Fire Access Road for private use was also discussed. A letter on the subject was under review. Royce Stringer will do some additional research and report his findings to the Architecture Committee and the Board.

New Topics raised:

- What are the dollar amounts of Fines to be levied for non-compliance within guidelines?
- Whether or not the Board can meet to discuss issues without the attendance of the members?
- Who is responsible for resolving or preventing any future damage to the lot below lot 116 due to water drainage?

Correction to a statement made during the meeting:

- The actual penalties for Level 3 Infractions are \$150 after 10 days, \$450 after 15 days and \$750 after 30 days. The penalty after 30 days will be an additional \$25 a day. Reference: PSPOA Enforcement Procedures, Fine Schedule, page 4.

Next Meeting: Will be held on Sept 7th from 4 pm to 6pm at the Prescott Library at 215 E. Goodwin St Prescott AZ. It will be held in the founders conference rooms A and B.

Meeting was adjourned at 5:55 p.m.