

PRESCOTT SUMMIT PROPERTY OWNER'S ASSOCIATION MEETING

Friday, Sept 23rd 2022: Prescott Public Library: Founders A&B

Minutes Prepared by John McMahon

NOT APPROVED

Board Members Present: Sandra Olivo President, Ron Norfleet Vice President, Artista Marchioni Treasurer, John McMahon Secretary and Ken Dole Director. All attended in person.

Attendees: Tom Watkins, Leigh Cosby, Royce Stringer, Linda and Michael Wirtanen, and Penny Wills. Susan Calhoun attended as a guest of Ken Dole. In total, there were only 11 voting members present including Board members which was 15 short of a Quorum.

Board was called to Order by Sandra Olivo, President, at approximately 3:03 PM

- A Director introduced 4 possible Board violations committed by the Board. After a discussion about each topic, the same director made a motion to have the issues added to the Agenda of the 30 Oct 22 Board Meeting. Nobody seconded his motion so the motion was dropped.
- Tom Watkins made a comment that action items addressed in previous agendas but not addressed should be included in future agendas until resolved. It was unanimously agreed this will be done in the future.
- A lengthy discussion of multiple budget issues for the remainder of 2022 and future years was held. The following is a list of the topics to include a brief summary for each.
 - Remainder of the current Budget Year – It was mentioned there are multiple versions of the projections for the rest of the year. After a lengthy discussion it was determined a more accurate projection needs to be prepared and factored into projections for 2023 and beyond. There are several tasks that need to be completed this year or delayed until next year or later. For example, the repair of a section of the wall around the park that's collapsing, the remediation of all or a part of the Canyon, the improvement of our financial reporting and the improvement of the Website.
 - Motions for the following actions were made and seconded.
 - Increase the Annual Assessment by 20% voted on and agreed to by all 5 Board Members.
 - Limit the Canyon work to be done starting this fall and again each fall as need with a not to exceed price of \$8,500. All 5 members agreed but John qualified his agreement that a similar limit should be granted to vacant lot owners.
 - Raise the transfer fee to \$400 effective October 1st 2022 - voted on with unanimous agreement.
 - Implement a Capitol Assessment fee for new owners equal to the Annual Assessment. Royce Stringer will look into what is needed to implement this change and provide a response at the Oct 30 Board meeting with a draft to the Board NLT October 28th 2022.
 - Creation of a Budget Committee to consist of Artista Marchioni, Ken Dole and Linda Wirtanen. They are to deliver a draft proposal ASAP but NLT 1 week prior to the next Board meeting. They will evaluate; what can be accomplished this year vs next year; Identify expenditures for the

remainder of 2022; develop a projected Budget for 2023 and later years; evaluate the need for a special Assessment and how much.

- Discuss the ability of the Architecture Committee to assume the duties currently performed by the outside Architect at the next Board meeting. They are to present the Pros and Cons and recommend rates at the Oct 30 Board Meeting. Drafts to be sent to the Board NLT October 28th.
- Discuss the possibility of the Architecture Committee to charge a fee for modifications to existing structures and or waiver requests. The ARC will make recommendations for fees for the various possible actions requested and present them at the October Board Meeting. Recommendations for the two ARC issues will be prepared jointly by Ron Norfleet and Mike Wirtanen. Drafts to be sent to the Board for review NLT October 28th.

Meeting was adjourned at approximately 4:55 p.m. The next Board meeting will be held on October 30th.