

MINUTES OF THE NORTH RANCH ADVISORY COMMITTEE MEETING: February 3, 2021

Call to order: 10:00 am/ Pledge

Members Present: Dick Driver, Barbara Ely, Fred Poteet, Dot Wilson, Graceann Carter.

Adoption of Agenda: Graceann moved, Barbara seconded to adopt agenda. Motion carried.

Review of Minutes of Previous Meeting: Fred moved, Dot seconded to approve minutes of Dec. 9, 2020. Motion carried.

Correspondence: None.

Reports:

Lot Plans: Fred—4 lot inspections; 2 plans approved.

Lot Transfers: Fred--Unaware of number of lot transfers

Filing Status: Gerry ill, but Dick indicated that filing is completed and up to date. Dick indicated that Advisory Committee has files on all lots which individuals can review.

Treasurer Report: No changes since Dec 2020 report. Cash on hand is \$121. The funds for Camera Equipment (\$2,378.71) are used solely for repair/maintenance of security cameras. The proceeds from sale of Resident Guide (\$1,248.50) are entered in Book and Int Income which covers printing costs. The UMB balance of Jan 6, 2020 is \$3,444.87.

Green Space Adoption: Dot reported that all are adopted and look good.

Welcome Package: Graceann indicated that she has not received any information on new residents since November 2020; no welcome packages have been delivered. Dick will contact CAMA about obtaining this information in a timely manner.

CAMA report: The ENRCAMA Annual Meeting is February 6, 10:00 am, Activity Center. Lot owners may choose to attend meeting inside Activity Center (limited seating), outside seating, or Zoom.

Chairperson Report: Dick said a RUMOR about a special assessment of \$7,000 for roads is UNTRUE. It is true that roads will have to be replaced in the future (5 years or so?). For that, the plan is to increase dues 20 percent annually until necessary funds are available.

Dick noted that the Advisory Committee is in need of more members; maximum for committee is 15. The minimum required for a meeting is 5. Applications are available. Fred indicated that we do need more lot inspectors, especially people who stay here all year.

Unfinished Business: North Ranch Resident Guide is for sale, \$6. Sales will be at Activity Center; a schedule will be on the North Ranch Bulletin Board.

New Business:

Fred introduced a question regarding discrepancies between CCR's and Yavapai County regarding buildable area on North Ranch lots. A discussion followed. Dick will look in minutes to see if CCR's were changed by a previous board to follow Yavapai County guidelines but not entered in our records.

Public Comments: Resident with questions regarding dog park was referred to Park Office for assistance.

Next Meeting Reminder: March 3, 2021

Adjournment: Dot moved, Graceann seconded to adjourn. Motion passed.

Submitted by: Barbara Ely, Secretary