

## **Minutes of the North Ranch Advisory Committee Meeting, March 10, 2021**

**Call to Order:** 10:00 am/Pledge.

**Members present:** Chairperson Dick Driver, Barbara Ely, Fred Poteet, Geri Gustafson, and newest member, Barbara Howe. Absent were GraceAnn Carter and Dot Wilson.

**Adoption of Agenda:** Chairperson Driver added two additions to agenda under New Business: (1) Residents Guide (2) Large Lot, Rear Setback. Agenda adopted.

**Amend/Approve Minutes of Previous Meeting:** Minutes of February 3, 2021 stand approved as submitted.

**Correspondence: None.** Discussion about changing our address to CAMA PO Box. NRAC pays \$56 annually for post office box and rarely receives any correspondence.

### **Reports:**

**Lot Plans:** (a) Fred Poteet indicated there were three plan approvals and four lot inspections submitted to escrow prior to sale. Five lots sold; six are pending.

**Lot Transfers:** None.

**Filing Status:** Geri Gustafson indicated filing is in good shape.

**Treasurer's Report:** Treasurer's Report - \$4,671.01 in UMB. Fred Poteet noted that the \$18.43 battery expense was from the money that is dedicated to camera expenses/maintenance only. A transfer of \$1,086 to Chairman Driver for out-of-pocket expense for printing of Resident's Guide.

**Green Space adoptions or Changes:** Chairperson Driver said that all adoptions are in good order.

**Welcome Package:** Member GraceAnn Carter is retiring. She has spent many years in charge of Welcome packages and her service on Advisory Committee is much appreciated. Chairperson Driver has an interested party who has to go through approval process.

**CAMA report:** Last ZOOM meeting of season was on March 8, 2021. Committee is hoping to return to Activity Center meetings in the fall.

Newspaper recycling is no longer available through Lions Club. The Beautification Committee will maintain the building as no one claims ownership. Newspaper can be recycled at the transfer station.

Kudos to road crew for hand painting speed signs.

Two people have not paid annual assessment. Five lots sold and six are pending.

**Chairperson Report:** Executive session scheduled after this meeting.

Dick Driver noted that the owner of Lot 34 with the abandoned RV and trailers has not complied or responded to requests to maintain the lot or remove the vehicles. The Motor Home has expired license from Washington State and the trailers have permanent Canadian licenses. Discussion followed. Geri Gustafson

will contact county to see if there is a health issue involved which could force the owner to take care of matter.

**Other:** None.

**Unfinished Business:**

(a) Chairman Driver reported that information from CAMA on new residents for Welcome packets has been received.

(b) Discrepancies between North Ranch CCRs and Yavapai County – see New Business.

**New Business:**

(a) Chairperson noted that 275 Resident Guides were ordered and 200 have been sold. He suggested that future pre-sale orders be discontinued due to time involved in this activity.

(b) The following motion was made by Chairperson Driver, and seconded by Board Member Geri Gustafson:

**I move that the following be added to the document titled “Large Lot, Rear Setback General Requirements revised 4/4/18”:**

**#8. The added square footage shall be added to the allowed lot coverage as shown in the Architectural Guidelines.**

Motion carried.

Member Poteet again is asking for lot inspectors during the summer. If a member has done this before or knows someone who will be here during that time, please let Fred know. The job does not require a lot of time. Training provided!

**Public Comments:** None.

**Next Meeting:** April 7, 2021

**Adjournment:** Member Ely moved, Member Gustafson seconded to adjourn to executive session. Motion carried.

**Submitted by:**

Barbara Ely, Secretary