

Minutes of the North Ranch Advisory Committee Meeting, October 20, 2021

Call to Order: Chairperson Driver called the meeting to order at 10:00 am.

Members Present: Chairperson Driver, Barbara Ely, Dot Wilson, Betty Jackson. Absent were Geri Gustafson, Fred Poteet, Rick Bisbee, Barbara Howe. Jackie Driver sitting in for Fred Poteet, Treasurer.

Introduction of Guests: Seven lot holders in attendance. Chairperson Driver used this opportunity to mention that the regulations and requirements of owners can be found in the CC&R's for the North Ranch Subdivision.

Adoption of Agenda: Motion made by Barbara Ely, seconded by Betty Jackson to adopt the agenda. Motion passed.

Amend/Approve Minutes of Previous Meeting: Motion made by Dot Wilson, seconded by Betty Jackson to approve the minutes of April 7, 2021. Motion passed.

Correspondence: None. The North Ranch Advisory Committee (NRAC) can be contacted by phone-(928)421-2085 (leave a message); email enradvisory@gmail.com. Written communications can be sent to NRAC, PO Box 1724, Congress, AZ 85332, or there is a drop box in the Activity Center for written communications. Please sign all written communications.

Reports:

Lot Plans reviewed (number and action) No report. Fred Poteet, Rick Bisbee, and Barb Howe will work together during fall and winter. It was noted that there are several violations in the park. Neighbors should talk to neighbors first to see if an equitable agreement can be reached.

Lot transfers: No report.

Filing Status: No report.

Treasurer Report: Camera Fund - \$2,360.28; Guide and interest income - \$2,310.73. Money is still coming in from sales of Resident Guides, \$6 each.

Green Space Adoption or Changes: All 21 lots are adopted. Owners who have not returned to park yet have been contacted and will take care of their adoptee when they return.

Welcome Package: Betty Jackson indicated that when a lot sells, she takes Welcome Package to new owner and gives them information about Residents Guide and activities here at North Ranch. Discussion followed regarding items that could be added to this package: information about activities in surrounding communities, allowable items in recycling bin.

CAMA meeting report: Meetings are first Monday in month, followed by NRAC on the Wednesday following.

Chairperson Report: A supervisor for the kitchen is sorely needed before we can begin holding dinners, serving ice cream, enjoying the goodies that Busy Bakers bake. A kitchen supervisor is necessary in

the kitchen anytime there is food preparation. Actually, two supervisors would be ideal, so the duties can be shared. A test given in Prescott Valley, which has a fee, is required to ensure an individual is knowledgeable in cleanliness and food safety preparation measures. Discussion followed. Questions involved possibility of having this position being filled by camp worker or camp manager, checking with members to see if anyone local may have a kitchen supervisor license, have Advisory Committee pay fee for test.

The North Ranch Advisory Committee can have up to 15 members. Chairperson Driver stated that the committee would be happy to accept applications from lot holders to serve on this committee.

Next printing of Resident Guides will be 2023.

There still seems to be confusion about what can go in recycling bin--people have been seen putting garbage in this bin; cardboard is not broken down. We are at risk of losing this bin if people continue to flout the rules. Aluminum cans are to be recycled at the little shed next to the dumpster. The funds recovered from the disposal of these cans support the Landscaping Committee.

Other: None.

Unfinished business: Chairperson Driver noted that the motion passed at the March 2021 NRAC meeting regarding Large Lot Rear Setback General Requirements increasing the buildable area on some of the large lots was not in order as it conflicts with the CC&R and needs to be rescinded. Motion made to rescind the previous motion made March 2021 was moved by Dot Wilson and seconded by Barbara Ely. Motion passed.

New business: None.

Public Comments: Roxie Arnold, Lots 200 and 201, had questions re the ditch along their property. She was referred to Tom Thomas, NRCAMA.

Next Meeting: November 3, 2021

Adjournment: Motion made by Barbara Ely and seconded by Dot Wilson to adjourn at 11.00 am. Motion passed.

Submitted by: Barbara Ely, Secretary