

## Minutes of the North Ranch Advisory Committee Meeting, November 9, 2022

**Members Present:** Dick Driver, Fred Poteet, Barbara Ely, Barbara Howe, Bill Howe, Lois Boose, Bonnie Klein. Absent were Betty Jackson, Dot Wilson, Geri Gustafson.

**Introduction of Guests:** There were 11 guests present.

**Adoption of Agenda:** Barbara Howe moved, Fred Poteet seconded to approve the agenda. Approved.

**Amend/Approve Minutes of Previous Meeting:** Bill Howe moved, Fred Poteet seconded to approve the minutes of the October 19, 2022 meeting. Approved.

**Correspondence:** Secretary Ely received an email from Cindy Nielson, Rainbow Parks Supervisor, re opening of the Activity Center kitchen. Cindy indicated that “the state of AZ has new restrictions and stringent policies in place that will take more training than previously required. I will keep you posted on any progress made.” An inspection of the kitchen was performed by an employee from the Yavapai County Environmental Services last week. He found everything OK but did note that we need to renew our county kitchen manager certification. The test for this certification can be done on line and is good for five years. However, Cindy has responded that in order to have the AC kitchen open, it has to be staffed by an individual, hired by RPI, who takes the nationwide Kitchen Manager test which is good in any state. The training is in Alabama and is approximately one month long. RPI could move them from one state to another whenever. In the past, North Ranch had an Activities Director, hired by RPI, who was the Kitchen Manager along with other duties. When she retired, another Activities Director was not hired. Some suggestions from attendees to alleviate the situation: could North Ranch residents buy the Activities Center from RPI; petition from residents to RPI, ask what we can do to help them get our kitchen open with a copy to Travis Carr; hold a community meeting of residents to get their input; have members of the Advisory Committee meet individually with residents in the area they represent to cover any questions the owner might have re CCRs, activities, services available, etc. Dick will write a letter to RPI.

### Reports:

**Lot Plans reviewed (number and action)** – Site 242 – Not resolved.

**Lot Transfers:** 2

**Filing Status:** No report.

**Treasurer Report:** No change since October report: \$4,090.55 in bank (\$2,346.28/Camera Equipment, \$1,744.27/Book and Interest Income).

Treasurer Poteet indicated that the Advisory Committee has a Congress post office box, which receives no mail. We pay \$66/year for this box. Fred Poteet moved, Bonnie Klein seconded to stop payment on the post office mail box. Approved.

**Green Space Adoption or Changes:** Lois Boose indicated that there are still some green spaces available for adoption. Thanks to all who helped with the green space cleanup on Burnt Sage/Westward View.

**Welcome Package:** No report.

**CAMA meeting report:** 38 lots sold this year; 5 large lots and 4 small lots for sale.

Some property owners of Antelope Creek Development, along with Yavapai county representatives, were at CAMA meeting requesting a joint effort with North Ranch which would assist the owners in completing the Antelope Creek development. A government grant (FEMA) can only be obtained by a completed development, such as North Ranch, rather than an undeveloped community (Antelope Creek). There was quite a rain storm here in 2007 causing water runoff from Antelope Creek to come through North Ranch and was quite destructive in many areas. If North Ranch could get a grant that would be used to mediate the drainage problems on our property, that might save Antelope Creek dollars that they could use to continue with their development. There were mixed feelings and questions from the meeting: would this cost North Ranch Residents money; do we have to come up with matching funds for a grant; who would benefit the most from this arrangement. The individual owners of Antelope Creek would like to recoup their investment. Stay tuned!

**Chairperson Report:** Linda Ryan, lot 242, is preparing a Lot Sitter Form as a pdf file so interested people can use on line.

**Other:** None.

**Unfinished business:** Chairman Driver noted that the estimated cost of the 2023 Residents Guide has increased from the 2021 guide from \$3.40 to \$5.13 for an order of 275. This is what we ordered in 2021.

Even though Dick will be leaving the North Ranch Advisory Committee in December, he has volunteered to continue working with the printer on the new guide. Barbara Howe moved, Lois Boose seconded to have Dick Driver continue working on the publishing of the 2023 Residents Guide. Approved.

There was a suggestion to increase the number of guides published. The current guide is available on line. Thanks to Kat Bross for all her work on the Residents Guide.

**New business:** Secretary Ely moved and Fred Poteet seconded that Bill Howe be elected as Chair of the North Ranch Advisory Committee effective immediately following the December 2022 meeting, Approved.

**Public Comments:** One of our guests indicated that he had no idea that we were so involved with RPI (Rainbow Properties Inc). The Activity Center, the Clubhouse, water and sewer systems belong to RPI. North Ranch Advisory Committee is the liaison between North Ranch residents and RPI.

Kat Bross will eliminate some of the white space left for notes throughout the Residents Guide to eliminate some pages and cut costs. Kat would like to have a volunteer from the Advisory Committee to coordinate dates for activities each year to be printed in the Guide. There were questions re LaFiesta—was under direction of former Activities Director—will we have again?; park Craft Fair date (date rescheduled this year due to conflict with Wickenburg Art Guild's Art Fair on same date); HamFest —will they hold here again?

**Next Meeting:** December 7, 2022

**Adjournment:** Secretary Ely moved, Treasurer Poteet seconded to adjourn. Approved.

**Submitted by:** Barbara Ely, Secretary