

**Chairperson Report:** . The Residents Guides will be reprinted in 2023. Please review your listing in the Guide and let Kat Bross know if there are changes. A form can be filled out with your changes or you can send an email to Kat at [northranchguide@gmail.com](mailto:northranchguide@gmail.com). Kudos to Mark Ewell for the publication of the weekly North Ranch newsletter.

**Other:** None.

**Unfinished business:** Secretary Ely reported on discussions with Cindy Nielsen, Rainbow Parks Administrator, regarding a Kitchen Supervisor for the Activity Center. Cindy indicated that it is difficult to find people who want to come to North Ranch to work. The working relationship between lot owners and RPI staff has the reputation of being demanding and uncooperative. RPI requires an RPI staff person, trained by RPI in Alabama, who ensures that the requirements/procedures of RPI and their insurer are followed in the kitchen. This individual would cook and plan events. We do have two lot owners, who are willing to be the North Ranch Kitchen Supervisors. They will have to take a required county kitchen supervisor test in Prescott. Other volunteers who assist at events in the AC kitchen will have to have a food handlers card. This is just a 2-4 hour class offered by Yavapai County and can be done at North Ranch. Cindy will continue looking for an RPI employee who could assume the responsibilities of overseeing the kitchen to ensure that health and safety requirements are followed. This position must be filled before the Activity Center kitchen can be opened.

**New Business:** None.

**Public Comments:** A lot owner asked about sending a letter from the Advisory Committee to people who leave for the summer to let them know that their lot is being neglected and looks bad for the park. This would be something a neighbor should do rather than the Advisory Committee.

**Next Meeting:** October 19, 2022

**Adjournment:** Secretary Ely moved, Barbara Howe seconded to adjourn to an Executive Session. Motion passed.

**Submitted by:** Barbara Ely, Secretary

## **Minutes of the North Ranch Advisory Committee Meeting, April 6, 2022**

**Call to Order/Welcome/Pledge:** Chairman Driver, 10:00 am

**Members Present:** Chairman Driver, Fred Poteet, Barbara Ely, Geri Gustafson, Dot Wilson, Barbara Howe, Betty Jackson. Lois Boose introduced as new member on North Ranch Advisory Committee.

**Introduction of Guests:** There were 14 guests in attendance.

**Adoption of Agenda:** No changes to April 6, 2022 Agenda, accepted.

**Amend/Approve Minutes of Previous Meeting:** Barbara Howe moved, Barbara Ely seconded to accept the minutes of March 9, 2022. Motion passed.

**Correspondence:** Letter received from resident regarding changes to a neighbor's lot that had not been approved. Matter handled and second letter from resident indicated that the neighbor would be submitting a request for approval of changes on lot.

### **Reports:**

**Lot Plans reviewed (number and action)** – Three lots were reviewed prior to sales. Discussion followed re violations of CCR's. Any violations found are reported to RPI. It is up to them to enforce. As a reminder to lot owners, any modifications to property need to be approved by North Ranch Advisory Committee prior to work being done. A question arose regarding a wheel chair ramp. Resident advised to draw plan and submit to Advisory Committee for approval. This led to a discussion about medical equipment that is available for residents to borrow and is stored in Activity Center (walkers, canes, high-risers for commodes, etc.). Talk to Office Manager if you need such equipment.

**Lot Transfers:** 15 closed, 8 under contract. There are two large lots and one small lot for sale.

**Filing Status:** All's well.

**Treasurer's Report:** Camera Equipment--\$2,346.28; Book/Interest Inc.--\$1,601.27 for a total of \$3,947.55 (Cash On Hand/UMB).

**Green Space Adoption or Changes :** Green space at Lot 309 Wind Spirit/Burnt Sage is available. Green Space requirements were reviewed. Discussion followed on how best to get info out to people.

**Welcome Package:** Betty Jackson said all Residents Guides are gone. CDs are no longer available.

**CAMA meeting report:** All assessments have been paid, except one which is for sale. The assessment will be collected when sold. Discussion followed re the roads. The 11.5" easement in the front of lots is considered common area and is maintained by the lot owner. Chairman Driver also thanked Chris Williams, a new lot owner, for stepping up and taking on the job of Sunshine Person for the park. She puts cards (sympathy, get well, thinking of you) in the Clubhouse kitchen to be signed, then she mails them. If you know someone who needs a card, just let Chris know. Chris is a great example of the caring/sharing philosophy of Escapees.