

MINUTES of the North Ranch Advisory Committee Meeting, February 8, 2023

Call to Order/Welcome/Pledge: Chairman Howe

Members Present: Bill Howe, Barbara Ely, Bonnie Klein, Barbara Howe, Lois Boose, Geri Gustafson. Absent was Betty Jackson.

Introduction of Guests: 34 guests attending.

Adoption of Agenda: Adopted.

Amend/Approve Minutes of Previous Meeting: January 11, 2023. Bonnie Klein moved, Barbara Howe seconded to approve minutes as amended re pickleball court in January letter to RPI. Motion passed.

Correspondence: None.

Reports:

Lot Plans reviewed (number and action) – Seven plans submitted, all approved.

Lot Transfers: Three lots sold this year; five under contract; a couple pending for March. There are five large lots and two small lots for sale.

Filing Status: Geri Gustafson, our file clerk, will be leaving the Committee in March. She described her job as not too difficult, probably the easiest on the Board. Applications are available; a great volunteer opportunity.

Treasurer Report: (Bonnie Klein) Total of cash in bank is \$3,872.44 (\$1,526.16 NRAC; \$2,346.28 Camera Fund). Dick Driver, who has been in charge of 2023 Resident Guide order/sales had the following report: 275 Guides ordered, 4 were given out at no charge. Of the 271 remaining, 213 have been sold at \$8 each. Funds received from the sale of 2023 Guides will go toward the next printing in 2025. The digital copy can be downloaded to phone.

Green Space Adoption or Changes : (Lois Boose) Green spaces are scattered around the park and some are available now for adoption by residents. All these lots have plants on them; the biggest issue is keeping weeds down.

Welcome Package: (Betty Jackson) No report.

CAMA meeting report: A joint work session with Advisory Committee and CAMA Board will be planned regarding duties of each group and how we can work together to enforce our CCR's. Road signs will be installed at a cost of \$4,000 approximately. A \$2,000 donation has

been received from an anonymous member of North Ranch. The repair of bridge in Saguaro Park will begin soon.

Chairperson Report: Regarding some previous questions about rental of residences here at North Ranch, Chairman Howe indicated that the CCR's state in Article II – Use Restrictions – “Nothing in this Declaration shall prevent an Owner from leasing or renting his Lot, provided, however, that any lease or rental thereof has been approved prior thereto by the Declarant, and said lessee or renter shall abide by and be subject to all provisions of this Declaration.” Chairman Howe said that he has never seen any documentation from a resident wanting to rent their property. He has sent an email, Attn. Travis Carr, RPI, co CEO, asking if there is any written documentation for a resident or renter to file, how many of these requests might RPI have received, how does North Ranch Advisory Committee receive this info. Also, the letter approved at Advisory Committee meeting of January 11, 2023, regarding use of kitchen facilities and pickleball court at North Ranch was sent. No response yet to either of those communications

Other: None.

Unfinished business: None.

New business: None.

Public Comments: Committee Member Boose noted that at the beginning of North Ranch, RPI was the declarant before all properties were sold. Now she wondered why the residents, who own their property, should not be allowed to rent them if they so desire. Discussion followed. Most of the comments included the reminder that North Ranch was built as a single-family (although single family is not defined), one bedroom residential park and its services (water/sewer) were built with that in mind. Now abuse by lot sitters, renters, guests, and owners who do not comply with the CCR's are putting a strain on these systems. RPI is still the declarant as this is the way CCR's are written and still have a vote. Chairman Howe will report back as soon as he gets information from RPI.

As a public service comment, Kathy Bross noted that the ENRCAMA Annual Meeting will be held Saturday, February 18; Spring Arts and Crafts show will be Saturday, March 4; Spring Yard Sale, Saturday, March 11. All this information can be found in the Residents Guide, Pg. 112.

Several residents attending the meeting are glad that Advisory Committee and CAMA Board are planning a joint work session as there seems to be a lot of miscommunication with RPI which

leads to frustration. The employees of RPI who work in the office are in charge of RV Park, Activity Center, Club House, Pickleball Court. They do not handle resident problems.

Next Meeting: March 8, 2023

Adjournment: Barbara Ely moved, Barbara Howe seconded to adjourn. Motion passed.

Submitted by: Barbara Ely, Secretary