

**Kohl's Ranch Homeowners' Association
2011 Summer General Meeting Minutes**

Date: Saturday, July 16, 2011

Location: Camp Tontozona Dining Hall

Board Members

Present: Shari Tucker-Gasser, President; Carolyn Ross, Vice-President; Dorothy O'Connell, Secretary; Bill Christian, Dave Demaine

Call to Order: The meeting was called to order by Shari Tucker-Gasser at 2:15 p.m. There were approximately 65 people in attendance.

Roll Call and Introduction of New Homeowners: Shari asked the members to stand as their name was called from the Homeowners' Directory in order for everyone to become more familiar with each other. Three new homeowners were introduced: Gary Anders on University Drive, Lee & Carla Kishinami on University Drive, Jim & Karen Larson on Buenagua Road.

Approval of Minutes: Dorothy O'Connell read the minutes of the 2011 Winter General Meeting. The minutes were approved as read.

Old Business

Firewise: Shari passed out the form prepared by Margaret Midlick to report the hours spent performing fire prevention tasks around each residence and the community, such as raking, removing debris, participating in Clean-Up Day, etc. Shari asked each member present to complete one form per household and leave it on the table.

New Business

Treasurer's Report: In the absence of Treasurer, Dave Midlick, Shari gave the Treasurer's Report. There was \$7,525 collected in dues from January 1 through July 9, 2011. This represented roughly 62% of the homeowners belonging to the HOA. After expenditures of \$5,503.59, there is a net income for that time period of \$2,100.92. Shari informed that a \$5,000 donation had been made to the Tonto Creek Camp at Tontozona. This donation had been made at Grady Gammage's request when the Board wished to recognize and compensate him for his contribution of time, staff and professional expertise during the recent emergency water rate hearings. The total assets of the HOA, including Firewise funds, are \$24,469.66. Shari reminded everyone that the Board is trying to budget sufficient funds for road repairs and repaving without having to request large donations from homeowners.

Dues Are Due January 1st: Shari informed the members that the \$100 annual dues are paid on a calendar year basis and is due January 1st of each year. It is expected that most members will pay their dues by the Winter Meeting in January. Payment In January allows the Board to plan for the year, rather than payments trickling in throughout the entire year. If paid later in the year, dues are not pro-rated.

Road Repair Report: Bill Christian reported that only \$238.71 had been expended on road repairs and filling in potholes so far this year. The cause of the delay in making repairs was not a lack of funds but that the asphalt needed was not being produced in sufficient quantity.

Therefore, it was only possible to purchase when it was intermittently available. Also, Bill advised that there is a portion of Buenagua Rd. that is believed to be owned by Diamond Point Resorts, which is not being maintained and has many potholes. It is not known if Diamond Point Resorts knows that this portion of road belongs to them. Bill said he will be contacting them to confirm their ownership and try to work out an arrangement for road maintenance.

Treasurer Resignation: Shari announced that after many years of serving as Treasurer, Dave Midlick had decided to resign from the Board of Directors. Both Dave and Margaret had worked together as a team collecting dues and keeping membership records, as well as handling the financial responsibilities of Treasurer. In addition, Margaret maintained the website and the Firewise Program. Fortunately, Margaret still plans to continue with Firewise and the website, but the number of their KRHOA assignments and their time commitment had become too much, so Dave was stepping down as Treasurer. They are deserving of our thanks for all they have contributed to the community over the years. This acknowledgement was met with applause.

New Board of Directors: Shari stated that, with the approval of the membership, the following changes would be made to the Board of Directors for the coming year. Jerry Brooks, Susan Manor, Jim Larson and Juanita Saurer had volunteered to serve as new directors. Shari, Carolyn Ross, Bill Christian, Dave Demaine and Dorothy O'Connell would continue as directors for another year. Betsy Wood had resigned. The officers would be: Bill Christian as President, Jerry Brooks as Vice-President, Juanita Saurer as Treasurer, and Dorothy O'Connell as Secretary. The new Board was approved.

Honorable Mentions: Shari thanked everyone who had volunteered to help the community in some way and gave a special "shout out" to those who participated during the June 4th Clean-Up Day, the Highway 260 Clean-Up Day, or helping out with road maintenance, performing special projects and all those offering their time and professional advice on an on-going basis. She pointed out that the community is dependent on homeowners' spirit of volunteerism.

Increasing Membership Participation: Citing the 62% homeowner membership, Virgil Wagner suggested approaching homeowners who are not members of the HOA and encouraging them to become members. A question arose as to how to determine which homeowners are members or not. Further discussion followed concerning non-paying homeowners benefiting equally from the community improvements paid for by the dues-paying members. Suggestions were made to 1) request a small assessment from non-members prior to repaving the roads, 2) post a list of members and non-members on the website, and 3) return to the practice of designating non-member homeowners in bold type in the directory. After considerable discussion it was decided that members who are interested and willing to encourage their non-member neighbors to join the HOA should contact Bill Christian, who will provide them with the names of homeowners to contact in their area. Doug and Evelyn Thorne, the new owners of the water company, offered to become members of the HOA since they are now a part of the community and a user of the roads. This offer was warmly received by the group.

Introduction of Ron Desroches: Shari introduced Ron, who is the Facilities Manager for the Tonto Creek Camp at Tontozona. Ron lives on-site all year round. He asked homeowners to

use a leash when walking a dog and to not smoke when coming onto Camp property. He stated that he would welcome volunteers to assist with grounds keeping, such as raking or cutting grass. Donations of pictures, drapes, linens, and furniture could also be utilized. Ron said the number of groups using the camp was growing as its availability became known. Grady Gammage stated that Tom Fraker, the head of the private, non-profit camp, had taken over the operation on May 1st. About 33 new groups were lined up to use the Camp, including 9 H.S. football teams, 13 new ASU groups, as well as H.S. soccer teams and other groups. Cabins are usually available for rent. Rates and more information can be obtained on the website, which can be found by calling the Camp or searching for "Tonto Creek Camp at Tontozona".

Introduction of Kohl's Ranch-Christopher Creek Fire Chief: Chief Rob Jarvis was introduced and spoke to the group about how local fire departments are working more cooperatively together, sharing personnel and resources. He explained how 911 dispatches are being handled by Payson and asked those making emergency calls to make sure they provide accurate addresses and information about the emergency so the proper equipment and personnel are dispatched. In addition to fires, the types of calls handled include medical emergencies, snake-in-house calls and they will do emergency house checks and power lines checks. He said the department has a trailer to haul debris, which is available to residents for a \$30 rental fee. He asked residents to make sure their addresses are easily visible and readable. Jerry Brooks publicly thanked Chief Jarvis for the quick response and wonderful job that was done when he recently had a medical emergency at his cabin.

Introduction of New Owner of Kohl's Ranch Water Company: Doug Thorne reported that overall the water system was in good shape. He had changed out the water filters two weeks ago for the first time in 18 years so there should be no more red water coming out of faucets. He advised that, if the water becomes discolored, he will need to backwash the system, which would cause the water to be shut off for less than an hour at a time. Improvements to the system will be made as he is able to afford them. A new water meter was installed to gauge all the usage of the Lodge, which dramatically increased their water bill. Prior to the new meter installation, only the water used in the Lodge was being metered - not the irrigation or outlying cabins. He will know in January if the emergency water rate awarded by the Arizona Corporation Commission will be sufficient to become the permanent water rate. He is keeping detailed records and the ACC will closely review all his revenues and expenditures. Grady Gammage expressed gratitude to Doug for buying the water company and his comment was supported by applause from the whole group.

The proceeds from the raffle were won by Don Basta and donated to the KRHOA.

The meeting adjourned at 3:50 p.m.