



*Now this feels like home.™*

## Power Ranch Community Association Board of Directors Meeting Minutes

Carriage House and ZOOM Meeting  
April 25, 2022 – 6:30 p.m.

**Directors Present:** Gary Whelchel, President  
Nick Carrillo, Treasurer  
Becky Cholewka, Director  
Steve Whitworth, Director  
Heather Parker, Vice President  
Phaedra Earhart, Secretary  
Lisa Rich, Director

**Absent:** None

**CCMC Management:** Nick Ferre, CCMC VP,  
Jennifer Campbell, Community Manager  
Tori Gurr, Lifestyle Assistant  
Katie Rittmer, Operations Coordinator  
Rebecca Hill, Executive Director  
Josh Johnson, Manager of Lifestyle Services  
Cynthia Badger, Community Standards

**Others:** Fred Solorza, Teresa Davis, David Gay, Randy Dix, Roberta Kocaya

**Homeowner Forum:** Ms. Kocaya requested that the trees in front of her home be trimmed to reduce the amount of debris on the sidewalk in front of her home. Mr. Solorza requested a long-term parking pass for the sixth vehicle in his household. Mr. Dix requested that the green space next to his home be reviewed for inclusion in the 2023 renovation schedule and to voice his concerns regarding the condition of the homeowner landscape.

**Call to Order:** Mr. Whelchel called the meeting to order at 6:53 pm.

### Consent Agenda

- Board Meeting Minutes, March 29, 2022
- Four Peaks Arbor
  - June Master
  - June Village
  - June Knolls
- Golf Cart Replacements

**Motion:** Mr. Whitworth made a motion to approve the consent agenda as presented. Ms. Cholewka seconded, motion carried unanimously.

### Management Update

**Notation:** Ms. Hill (Executive Director), Mr. Johnson (Manager of Lifestyle Services), Ms. Badger (Community Standards Coordinator), Ms. Gurr (Lifestyle Assistant), and Ms. Rittmer (Operations Coordinator) presented reports from management on the following topics:



*Now this feels like home.™*

- Maintenance reported:
  - New pool chairs and tables were installed at Pool 3. Residents were excited/happy as they were being set up.
  - The barn entry gate is scheduled to be replaced by the 2nd week of May. The vendor provided an update and said they are in the fabrications stage now.
  - Vandalism still remains an issue at the bathrooms at the Ranch House
- Community Standards
  - 34 Homewise were completed
  - Community tours have been sporadic while training, with regularly scheduled tours on the calendar for May 2022 moving forward.
- Lifestyle
  - We kicked off the warm weather season with the Splash into Spring event, which celebrated the opening of the Splash Pad. We had dozens of kids join us for frozen treats, music, dancing, and prizes.
  - The lifestyle team engaged the teens of Power Ranch with our Teen Scramble pool party. We served up drinks from SoDelish, along with some pizza. Attendees also participated in an egg hunt to earn raffle tickets to be entered to win a pair of Apple AirPods.
  - Our Eggstra Festival was a hit. We had hundreds of kids participate in the egg hunts. They also enjoyed food trucks, rides, face painting, games, a photo booth, and a visit with the Easter Bunny.
- Communications
  - Josh is currently working on the May/June issue of the PR Living magazine
  - The Powerline email was sent on Tuesday evening. Open rates continue to remain higher than normal
  - We have gotten our social media presence back into a normal schedule, which has increased our following and interactions.

## **Board Business**

### **Committee Member Selection Ratification**

**Notation:** Ratify the selection of appointed Committee members for the Committees below for two-year terms and reaffirm the reappointment for that that have one year remaining on their terms as follows:

**Facilities:** Greg Johnson (2022), Lauren Pope (2023), Teresa Davis (2023), Eric Knobloch (2023).

**Landscape:** Joe Papapetro (2022), Ted Hixon (2023), Bea Trembath (2023), Teresa Davis (2023), Crystal Glaim (2023), Roberto Rodriguez (2023).

**Design Review:** Sara Robles (2022), Michelle Pederson (2022), Shaid Sherwani (2022), Heather Sievers (2022), Jennifer Rotta (2023), Paul Lopez (2023).

**Knolls:** Bob Mannino (2023), Cathy McKeever (2022), Amber Tomkins (2022), Bea Trembath (2023), Luc Brouseau (2022).

**Village:** Kim Cicero (2022), Matt Mussati (2023), Tony Stark Policci (2023).

**Motion:** Mr. Carillo made a motion to approve the Committee Member selsciotn as presented. Mr. Whitworth seconded, motion carried unanimously.



*Now this feels like home.™*

### **Vacant Lots SWC/SEC RH Parkway & Germann**

**Notation:** At the last Board meeting, the vacant lots at both the SWC and SEC of Ranch House Parkway and Germann were discussed. The request to review the current agreement of reduced assessments was made. I have asked Curtis Ekmark to review the agreement and it was confirmed the agreement is valid until 2023.

**Motion:** No action was taken.

### **Barn Rental Rates**

**Notation:** The purpose of the review at this time is to share with the Board some of the changes and evolution of renting to non-residents. More and more Barn tours are being requested even though all measurements, photos and videos are available online. Tours are by appointment only on Monday afternoons or Thursday mornings. Originally, they were making themselves available on Fridays and many people were arriving late, requiring Lifestyle to work late on a non-event evening.

We have had several non-homeowner rentals who have not received their entire deposit back and threaten to sue the association. The contract is very clear and specific. The online form requires they check a box to agree to the terms, etc. The claim has been a professional cleaning team has cleaned up after an event and we have photos that were time and date stamped.

Since the barn rental rates increased as of January 1, 2022, we have noticed an increase in "resident sponsored" rentals. This is an attempt to avoid the increased non-resident rates.

**Motion:** No action was taken.

### **Facilities Strategic Planning**

**Notation:** Request for the Board to consider a facilities strategic planning meeting. Due to the halt on projects per the Board and Budget and Finance last year, there are items to catch up on and many items on the reserve study that are coming up soon.

The Facilities Committee met only a few times last year for several reasons. One was the maintenance team was half staffed, and the halting projects.

After reviewing the reserve study and particularly the grandness of the monument signs, it would be beneficial to have the Board have some discussions on branding, how our monument signs impact the immediate surrounding areas and the process required through the Town of Gilbert. In order for the facilities committee to be effective, it would be prudent to have the Board provide some guidelines for the committee to follow through this process.

Dates: Monday, May 16, or before the executive session on May 23, 2022. The potential start time before the executive meeting could be 4:00 pm, or May 16 could be 6:00 pm.

**Motion:** Ms. Rich made a motion to approve the Strategic Planning before the Executive session on May 23, 2022. Mr. Whitworth seconded, and the motion carried unanimously.

### **Board Member Forum:**

Mr. Whelchel thanked the team for covering all the bases while they were short-staffed, and gave Kudos to the team for the Eggstra event!



*Now this feels like home.™*

Mr. Whitworth noted that he has seen a significant uptick in vandalism over the past five years.

Ms. Parker noted that the recent events were well attended and thanked the team for all of the extra time.

Ms. Rich noted that the Facilities Committee will be meeting this week and will have updates at the next Board meeting.

Ms. Cholewka said that the STR Committee meets tomorrow to discuss the next steps.

**Adjourn**

The meeting adjourned at 7:58 pm.

**Next Committee Meetings:**

Design Review May 3, 2022

Facilities April 27, 2022

Knolls May 4, 2022

Village May 18, 2022

Budget Finance Board Meeting October 24, 2022

Landscape May 9, 2022

Pow Wow May 6, 2022

**Next Board Involved Meetings:**

Board Meeting May 23, 2022

Board Meeting July 25, 2022

Board Meeting August 22, 2022

Board Meeting September 26, 2022

Board Meeting Nov/Dec 5, 2022

Board Meeting January 23, 2023

Annual Meeting February 23, 2023

Submitted by,

Jennifer Campbell, Community Manager