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Power Ranch Community Association Board of Directors Meeting Minutes

Carriage House and ZOOM Meeting
May 23, 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: Rebecca Hill, Executive Director
Josh Johnson, Manager of Lifestyle Services

Jennifer Campbell, Community Manager

Others: Ted Hixon and Tom Gray

Homeowner Forum: Mr. Hixon would like more dog stations. Mr. Gray submitted a committee member application to the Landscape Committee but has not heard anything. Staff will research and get back to Mr. Gray.

Call to Order: Mr. Whelchel called the meeting to order at 6:36 pm.

Consent Agenda

- Board Meeting Minutes, April 25, 2022
- Barn Gate Repair

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

Management Update

Notation: Ms. Hill (Executive Director), Mr. Johnson (Manager of Lifestyle Services), Mr. Roper presented reports from management on the following topics:

- Maintenance reported:
 - Repaired toilet in the Ranch House Bathrooms.
 - A/C Leak repaired in the Ranch House Dance Room.
 - Inventoried the Golf Carts and getting offers from companies to sell non-working carts.
 - Repair to the wall in the Knolls almost complete to area that was damaged by resident car.
 - Treatment of mosquitos throughout the community.
 - Painting of graffiti from vandalism was complete in several areas of the community.
 - The pier at the Ranch House was power washed.
 - Frank from GMI was contacted Friday to investigate why the cooling unit at the south pump station was not working. A fuse was replaced, and the unit is working again.



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- The splash pad has been down for a couple of weeks. The repair company has been out working to get it functioning.
- Community Standards
 - 17 Homewise were completed
 - Community tours are now scheduled by neighborhood, landscape continues to be one of the most issue violations.
- Lifestyle & Communications
 - Talked about Chelsea's start date (June 6) & Tori's last day before her scheduled leave (June 3).
 - Josh & Katie are taking over rentals until Chelsea becomes more established.
 - Josh & Tori were finalizing the summer event schedule.
 - Update on PR Living printing.
 - Email open rates for Power Line.

Board Business

Lots SWC & SEC of Ranch House Pkwy & Germann

Notation: The vacant lot on the SWC of Ranch House Parkway on Germann (4050 S. Ranch House Parkway) has struggled to keep their lot free of weeds and provide an overall level of care as it relates to the Power Ranch standard and brand. The management team has consistently contacted the management company in hopes of maintaining a working partnership. The management company has been notified of their need to maintain regular landscape services, replace missing granite, and replace the dead plants that line their property along Ranch House Parkway, Germann, and Luiseno Blvd. At the end of Q1, the management company did have the perimeter gates replaced and repainted as well as have the majority of the weeds treated and removed.

The vacant lot on the SEC of Ranch House Parkway and Germann (4055 S. Ranch House Parkway) has officially started moving dirt. They have had one of eleven building permits approved. The others currently have had an initial review and the Planning Department has provided comments for review

Motion: No action taken.

Vacant Lots SWC/SEC RH Parkway & Germann

Notation: As requested at the April 25, 2022 Board Meeting, the team has reviewed rental rates for the Power Ranch facilities.

The following recommendations are as follows:

1. Limit the number of times a resident can rent the Barn at the resident rate to (2) two times per year. The resident may rent any space additionally at the non-resident rate.
2. Increase the resident rate to \$225 per hour on weekends to \$350 per hour for residents.
3. Modify the bridal suite refundable deposit from \$250 to charge a non-refundable fee of \$200 for the use of the bridal suite. One of the pillows has gone missing and is in need of replacement.

Motion: Mr. Carrillo motioned to approve the Barn rental rates as presented. Ms. Earhart seconded, motion carried unanimously.



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Parking, Long Term Policy

Notation: It is the recommendation of staff to approve a long-term parking policy as follows:

The CC&Rs state there is no overnight street parking. However, with Power Ranch being a family-oriented community, we value growing families. Therefore, if a homeowner has met the following requirements, they can be issued a long term parking pass for six months. Before the end of 6 months, the homeowner must re-apply for a long-term parking pass.

1. The garage must be used for two everyday driver vehicles. Unless the home has a three-car garage, all three garage spaces must be used for everyday driver vehicles, AND
2. Every vehicle must have a licensed driver associated with each vehicle, AND
3. All driveway spaces must be utilized for daily driver vehicles, AND
4. If your lot size allows, homeowners, must apply for an extended driveway through the Design Review Committee. Upon approval, an extended driveway must be installed.
5. One long-term parking pass per residence only.
6. If the residence has an approved long-term pass, re-occurring short-term passes will be evaluated on a case by cases basis.
7. It is the homeowner's responsibility to ensure vehicles purchased to fit in the garage and/or driveway.

Motion: Mr. Carrillo motioned to approve the Long Term Parking Policy as presented. Ms. Earhart seconded, and the motion carried unanimously.

Facilities Strategic Planning

Notation: The Facilities Committee has requested the Board approve their recommendation to create and distribute an RFP for a Landscape Architect. This item is tentative due to the Strategic Planning Session scheduled prior to this board meeting.

The purpose of the Landscape Architect is to assist the Facilities Committee, and the Board achieve an overall reinvigorated design and plan to replace monument signs, playground structures, and outdoor community furnishings such as park benches and common space furniture.

Motion: Ms. Cholewka motioned to approve the creation and distribution of an RFP for a landscape architect. Ms. Parker seconded, and the motion carried unanimously.

Ranch House Gate Replacement

Notation: The Barn Parking Lot Gate Replacement was approved at the previous board meeting. This request is to replace the Ranch House/Carriage House Parking Lot Gate.

These gates are about 20 years old and have significant rust issues. The gates are now hard to close and lock due to the deterioration of the gates.

This item is not listed in the reserve study and is not part of the operational budget. The request is to use Capital Improvement dollars.

Motion: Ms. Cholewka motioned to approve the replacement of the Ranch House parking gate using funds from the Capital Improvement fund. Ms. Parker seconded, and the motion carried unanimously.



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Board Member Forum:

Mr. Whelchel remarked that the Legal Seminar at CCMC corporate office was excellent and thanked Heather and Becky for participating with him.

Ms. Earhart remarked that the Landscape Committee met the last month. She was made aware of the accident that Carl had in late 2021. He is now back working with the team.

Mr. Whitworth noted the DRC had seen an increase in landscape requests. In addition, the Committee will be revisiting the current approved plant list to prepare for future water reductions per the DWR water reduction plan.

Ms. Parker noted that the Committee met last week. The Committee currently has three members, as Ms. Cicero has officially resigned. The topics discussed were parking and landscape. She also reported that one Village resident requested that the Mater association absorb the Village neighborhood.

Adjourn

The meeting adjourned at 7:28 pm.

Next Committee Meetings:

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|--------------------------|----------------|
| Design Review | June 7, 2022 |
| Facilities | July 21, 2022 |
| Budget Finance | June 2, 2022 |
| Landscape | August 8, 2022 |
| Short Term Rental Ad/Hoc | June 15, 2022 |

Next Board Involved Meetings:

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|----------------|--------------------|
| Board Meeting | July 25, 2022 |
| Board Meeting | August 22, 2022 |
| Board Meeting | September 26, 2022 |
| Board Meeting | October 24, 2022 |
| Board Meeting | Nov/Dec 5, 2022 |
| Board Meeting | January 23, 2023 |
| Annual Meeting | February 23, 2023 |

Submitted by,

Jennifer Campbell, Community Manager