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Power Ranch Community Association Board of Directors Meeting Minutes

Carriage House and ZOOM Meeting
September 26, 2022 – 6:30 pm

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: Craig Pustejovsky, CCMC Senior VP
Rebecca Hill, Executive Director
Chelsea Szymanski, Lifestyle Director

Nick Ferre, CCMC VP
Jennifer Campbell, Community Manager
Jack Roper, Maintenance Supervisor

Others: Fred Solarza

Homeowner Forum: Mr. Solarza addressed the Board regarding his need for a long-term parking pass for overnight street parking.

Call to Order: Mr. Whelchel called the meeting to order at 6:41 pm.

Consent Agenda

- Board Meeting Minutes, August 22, 2022
- Four Peaks Tree Trimming
 - October
 - November
- Resolutions
 - Flag Resolution (HB2010)
 - Political Sign (HB2158)

Motion: Ms. Cholewka motioned to approve the consent agenda as presented. Mr. Carrillo seconded, motion carried unanimously.

Management Update

Notation: Ms. Hill (Executive Director), Ms. Campbell (Community Manager), Ms. Szymanski (Lifestyle Director), and Mr. Roper (Maintenance Supervisor) presented reports from management on the following topics:

Maintenance reported:

- Helped set up, tear down, and clean up Casino Royale event at the Barn.
- Put out flags for 911 in community.
- Power washed Pools in community.
- Cleaned up after rain storms on Sunday & Monday nights.



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- Ordered new lights for Barn bridge.
- Painted over graffiti in tunnel under Germann Road.
- Cleaned up and repaired damaged wall in the Arbors.
- Changed starter generator in green golf cart.

Community Standards

- Weekly drives of the community covering each neighborhood twice a month.
- There has been a noticeable reduction in the number of resale requests.

Lifestyle & Communications

- **Casino Royale**
 - Was really excited for the event and taking on the challenge of a new theme.
 - Raised \$4200 for Homes for our Troops.
 - Received great feedback and kudos from attendees stating how much fun they had and how memorable of an event it was.
 - Elvis definitely stole the show which got me excited because I had kept him a surprise from everyone until the event.
- **Hometown Heroes**
 - Received feedback from parents and both events stating what a great job we do putting these events on, their kids love them which in turn makes them happy.
 - Parents at hometown heroes really enjoyed this year's event because it felt more personable to them. They were actually able to talk to the heroes and felt their children got good quality time and were able to take pictures.

Board Business

2023 Budget

Notation: The Budget and Finance Committee reviewed and approved the 2023 Power Ranch Master Budget on September 16, 2022. The Knolls and Village Budgets have also been reviewed and approved by the Budget and Finance Committee as recommended by the respective committees.

The Budget and Finance Committee recommends approval of the 2023 Master Budget to include a \$20 per quarter assessment increase (7%), approval of the Knolls Budget with a \$4 per quarter assessment increase (2%), and a \$14 per quarter assessments increase (10%) to the Village.

Major items increasing assessments include Utilities, insurance, contracted services, onsite services, and an increase to the reserve contribution as recommended by the reserve study.

Motion: Ms. Cholewka made a motion to approve the following. Ms. Parker seconded, motion carried unanimously.

- Master budget with an increase of \$33 quarterly, with the additional dollars going into reserves.
- Knolls budget as presented with a \$4 quarterly increase
- Village budget as presented with a \$14 quarterly increase.

Pool Maintenance Services

Notation: As the Board is very aware of the ongoing concerns with Raven Pools, we have reached out to various Pool Management Companies to bid for the regular pool maintenance service at Power Ranch.

Staff has collected additional bids to compare services provided and current market prices.



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Pool Company		Monthly Total	Annual Total
Gilbert Pools	Master	\$2,550	\$30,600
	Knolls	\$3,100	\$37,200
Desert Pools	Master	\$5040	\$60,480
	Knolls	\$4,041	\$48,492

Motion: Ms. Cholewka made a motion to approve engaging in a 90-day trial contract with Gilbert Pools based on budgeted dollars. Mr. Whitworth seconded, motion carried unanimously.

Board Member Forum: None

Adjourn

The meeting adjourned at 7:28 pm.

Next Committee Meetings:

Design Review October 4 , 2022
 Knolls October 5, 2022
 Budget Finance October 22, 2022
 Landscape January 10, 2023
 STR Ad/Hoc TBD
 Village October 26, 2022

Next Board Involved Meetings:

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