



CROSSROADS
RANCH

Crossroads Ranch II Property Owners Association
Board Meeting NEWS and NOTES
September 2011

PRESIDENT'S REPORT

JOHN SCHNEIDER

Once again, we had a nice crowd on hand for our monthly meeting! But we would like to see as many of you as possible over and above our "faithful dozen" who attend each month. This is particularly so because we are involved in preliminary discussions about next year's Association budget. The Board's goal is to achieve our vision for a 0% increase in assessments for next year. We would appreciate your input!

This past month I asked the Chairpersons of each Committee to provide the Board and Finance Committee with their spending for 2011 as well as cost projections for 2012. The majority of our time on the evening of the 16th was devoted to these reports and discussion regarding next year's budget. Gary Burris, Chair of our Road's Committee, provided data both on his expenditures for 2011 as well as his proposed budget for 2012. Sandy Stamper, Chair of the Finance Committee, provided data about our budget "performance" for the year, the 2012 proposed budget, and cash flow projections for 2013 and beyond. For a more detailed account of this data, please refer to the attached pdf files as noted in the paragraphs below.

We hope to see all of you at the next Board meeting on October 21st when discussions regarding next year's budget will continue!

APPROVAL OF MINUTES

Approved minutes of the July 2011 meeting will be posted on our web site.

TREASURER'S REPORT

Based on June's completed Financial Statement the Association assets are \$266,850.00. We are approximately \$17,294.00 under budget. However, we have not yet paid for the current roadwork project by SW Paving. This major road repair will reduce the balance by approximately \$10,000.00.

ADMINISTRATION/ESCROW REPORT

Sandy Stamper, our Administrator, reminded the Board Secretary that minutes must be edited and approved by the Board prior to posting to our web site.

OLD BUSINESS

ANNEXATIONS/EXPANSION

Discussion has been tabled pending ongoing investigation.

NEW BUSINESS

CODE OF CONDUCT

Our revised Code of Conduct for the Board of Directors was signed by Mick Supina, Vince Sferruzza and John Schneider. Both Dick Parks and Joe Giddens declined to sign the document.



ARCHITECTURAL FEE

Our recently adopted Architectural-Construction-Inspection Fee of \$2000.00 will go into effect on October 1, 2011. It applies to the construction of a primary residence only. This change will help us repair road damage on all CRRII roads caused by the heavy truck traffic associated with new home construction.

COMPUTER BACK-UP FOR ASSOCIATION ADMINISTRATOR

Sandy will be purchasing a back-up for her computer with her funds as she is an independent contractor. She appreciates the recommendations from the Board.

FINANCIAL STATE OF THE ASSOCIATIONS REPORTS

There will be ongoing discussions about both the expenditures and the assessments for the next couple of months. The Board appreciates your review of these financials. They welcome your input and questions as they make important financial decisions.

Attached are 2 pdf files for your information and education.

The first file (**ORIGINAL DOCUMENTS**) contains the original documents presented at the meeting. Each of the following reports was discussed by the Board members, Roads Chair, and Treasurer. The reports are early DRAFTS only! They are a starting point for educational use. Gary Burris, Chair of the Roads Committee, reminds all of us that these projections are very preliminary and may change over the next years as he assesses the road conditions. However at this time, this is his best estimate of the work needed.

The second file (**EDITED DOCUMENTS**) contains my edits to the financials based on the discussion during the meeting. Please be aware that ALL of this information is very preliminary.

NOMINATING COMMITTEE

We are beginning our nominations for next year's Board of Directors members. If you are interested in assisting on the Nominating Committee with Vince Tobia or know someone who might wish to be considered for the Board, please contact Vince at tobiary@gmail.com.

COMMITTEE REPORTS

ARCHITECTURAL

The committee spent last month finalizing edits to the ACC Guideline revisions for implementation in October. Phil Fry and Su Supina, our current **temporary Chairs**, have reminded us that we need to find a permanent Chair for the ACC Committee. **Please consider volunteering for this important position.** Contact Phil or Su to get more information.



COMMUNICATIONS

The ongoing project is to update and refurbish the front entrance bulletin board. If you have information that needs to be seen in a newsletter or that needs to be sent to the property owners please e-mail me at crossroadsranch2@aol.com.

ENTRANCE LANDSCAPE

Rains this past month have helped the **landscape plants** (and **weeds**) grow well. Our volunteers continue their great care of the plants

NEIGHBORHOOD WATCH

All is quiet!

ROADS

SW Paving has finished "Hot Patch" repair on damaged areas of our roads. The roads are so much nicer to drive! These types of repairs help maintain the value of our most important asset and improve property values.

Erosion repair under the large culverts in Mint Wash on Crossroads Ranch Road has been completed. Boulders to fill in the largest gaps were donated by Dick Parks and John Georgacopoulos, saving the Association a significant expense - **Thanks to both families!**

We have nearly completed the repair of the deep erosion that has occurred along the edges at the first part of Crossroads Ranch Road. New "V" ditches have been established further away from the road to divert water run off. We hope to complete this project in September.

Bids have been received to repair cul-de-sac damage on Petroglyph Road and rain damage on Silverado Drive. This project should be starting soon.

Repair on our Road Grader is scheduled to begin soon. Property owner, Gary McConnell, has volunteered his expertise to assist the Roads Committee personnel with this task. **Thanks Gary!**

The Roads Committee is considering mowing all of our road easements to 6 feet wide to prevent potential car engine fires. The cost is approximately \$1750 each time they are mowed. The number of mows per growing season has not been decided. A test patch has been mowed from the stop sign to Joe Giddens house on Dillon Wash Road.

Dan Bonifay has been added to the Road Committee as a new member.

Thanks Dan!

SOCIAL

Our semi-annual Roads Clean-Up is scheduled for Saturday October 22, 2011 at 11:00am. Joanne Fay and Bill Graf are hosting this event. Please bring a dessert to share. **Thanks Joanne and Bill!!**

Lynn and Joe Giddens are hosting their annual **Christmas Social** on December 17th. **Thanks Lynn and Joe** for the awesome time! Don't forget your "Toys for Tots" donation.



We are in the process of updating the Residents Directory. Please notify Maryann Burris at maryannca@gmail.com if your information has been changed (such as: e-mail accounts to "mtecom.net").

A "Progressive Pool Tournament Social is being considered..... Any suggestions are greatly appreciated!!

We still need a host family for a November Social!! Maryann Burris would like to encourage residents to open their homes for monthly socials. Hosting a social is EASY!! The social committee handles all of the invitations, organizes the theme and food, and helps with serving and clean-up! What a great way to PARTY! **Please think about offering your home and hospitality for a social!!**

PUBLIC COMMENT

Vince and Connie Tobia requested information on dust control and paving plans for the Association dirt roads. They were informed that maintenance is scheduled but paving is not in our current budget or long term plans at this time.

Crossroads Ranch II Information

Board of Directors

President:	John Schneider
Vice President:	Dick Parks
Director/Secretary:	Joe Giddens
Director:	Vince Sferruzza
Director:	Mick Supina

Committee Chairs

Architectural Control:	Phil Fry & Su Supina
Communications:	Roxanne Batt
Entrance Landscape:	Joanne Fay
Finance:	Sandy Stamper
Neighborhood Watch:	Ron Jackson
Roads:	Gary Burris
Social Events:	Maryann Burris

POA Administrator/Treasurer: Sandy Stamper

Correspondence to the Board of Directors:



Crossroads Ranch II POA
15407 N Crossroads Ranch Road
Prescott AZ 86305
928-899-1524

UPS and FedEx only
8201 W Rambling Road
Prescott AZ, 86305

Sandystamper@commspeed.net

CrossroadsRanch2@aol.com info for Communications Committee ONLY

Board of Directors Meeting Notice:

The monthly meeting is held on the third Friday of each month at 6:30pm in the Williamson Valley Fire Department Station at 15450 N Williamson Valley Road. The Agenda for each meeting is posted on our Bulletin Board at least 24 hours prior to the meeting and is sent by e-mail to all property owners who have supplied an address.