



**Prescott Country Club
Property Owners Association
BOARD of DIRECTORS MEETING MINUTES - JULY 7, 2026
www.pccpoa.com**

The following minutes will be approved subject to corrections at the next Board of Directors meeting.

Date & Time:

The meeting was called to order at 2:00 p.m. at the Property Owners Association - Activity Center.

Officers and Quorum:

President Al Zielinski opened the meeting with the Pledge of Allegiance. The following Board Members were present: Vice -President Chris Baum, Treasurer Jennifer Lynch, Secretary PJ Bradfield and Director Bob Heise. Building & Common Areas Co-Chair John Ferbend and Office Manager Marge Huffman attended.

Minutes: Jennifer motioned to approve the June 3, 2026 minutes, Chris 2nd, all approved.

Office Manager's Report: Marge will be on vacation August 3 - 17. Office will be staffed with fill-ins.

Committee Reports:

- Architectural – Al reported 1 permit was issued for a shed.
- Budget/Finance – Jennifer reported account balances: Operating Checking \$124,263; Reserve Checking \$71,318; Reserve CD \$52,209. Total all accounts is \$247,892.
- Building & Common Areas - Al reported he changed the A/C Filters and the Activity Room carpet was steam cleaned June 30.
- CC&R Enforcement - PJ reported 20 properties came into compliance. Current violations remaining are: 4 dead trees/trunks, eight weeds, 2 repaint and one shredded U.S. flag.
- Health & Safety – Chris reported there were discrepancies in the data he received from the County on the Radar Speed Sign...awaiting clarification. Chris also cautioned people walking, to walk against the flow of traffic so you can see on-coming vehicles.
- Common Area Enhancement - No report
- Community Events & Relations - No report
- Elections Committee - No report.

Unfinished Business:

- 2025/2026 Reserve Fund Projects: Al and John Ferbend met and reviewed the outstanding projects. John presented a 1st draft of project ideas; lighting, electrical, painting, floor coverings etc. and sequencing to accomplish. John included sample drawings has met with some contractors. John pointed out that the entry to the Activity Room is typically a bottle neck with a lobby area that does not function well. John will schedule another follow up meeting with Al to work out details.

New Business:

- Office Management - President CEO and Founder, Justin Scott & COO Stacy Maule of HOAMCO presented an overview of their company history and services they provide. They are local, home grown and work at the direction of the Board recognizing that each community is unique. Discussed staffing the office with an emphasis on serving the community and inter-personal skills.
- Landscape Contract - Al discussed the situation with Jonny's and the termination of the Landscape Maintenance Contract. The Board approved moving forward with a new Landscape Maintenance Contract with Titan to start ASAP.

Announcements:

Next POA Board meeting is scheduled for Wednesday, August 5, 2026 at 2:00 pm
The POA office will be closed Monday, September 7 in Observance of Labor Day.

Adjournment: Meeting was adjourned at 3:25 pm.