



Board of Directors

McCormick Ranch Property Owners' Association, Inc.

Mission Statement

The McCormick Ranch Property Owners Association is dedicated to maintaining a safe and sustainable community, while increasing the value of its owners' property through the prudent use of resources for the benefit of all who live, visit or work in the Association.

McCormick Ranch Property Owners' Association, Inc., will adhere to and enforce the governing documents, while planning for the future.

Features & Benefits of a Property Owners' Association

McCormick Ranch is a master planned community covering approximately 4200 acres of residential and commercial development in the City of Scottsdale, Arizona. In September, 1972, the master Developer formed a non-profit corporation, McCormick Ranch Property Owners' Association, Inc., for the civic purposes of benefiting the Property, the Owners and the Residents.

The Association, as agent and representative of the Owners, has the exclusive right to administer, enforce, and to exercise the provisions of the By-Laws, the Articles of Incorporation, the Reservation of Architectural Control, the Declaration of Covenants, Conditions... Reservations (CCR's), and the Declaration of Restrictions and shall act, in its deliberations, decisions, and actions, for the common good and benefit of the Property, the Owners and the Residents.

Overview

- The Association has responsibility for its common elements as well as the management and operation of the Association's business affairs -- all in accordance with standards established by the governing documents created when the community was first developed. To the extent that the Association has such authority and control, it is the Board of Directors that carries out these duties and responsibilities.
- Members of the Board of Directors of the Association serve without compensation. The Board's authority includes all of the powers and duties enumerated in general law, as long as these powers are not inconsistent with the provisions of the documents governing the Association.

I want to be a Board Member.

What are my responsibilities?

Comply with Governing Documents and State Laws

- Exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of the By-Laws, the Articles of Incorporation, the Reservation of Architectural control, the Declaration (CCR's), or the Declaration of Restrictions, as all may be amended from time to time.
- Follow faithfully these governing documents of the Association.
- Board Members should know the sections of Arizona State Law that apply to Associations.

Common Areas

- The Board of Directors shall have the power to:
 - Adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the Members and their guests thereon, and to establish penalties for the infraction thereof;
 - Cause the Common Area to be maintained;
 - Procure and maintain adequate liability and hazard insurance on property owned by the Association;
 - Promote the health and safety of the Owners and Residents of McCormick Ranch.

Manage Budgets and Assessments

- Ensure that the affairs of McCormick Ranch are managed in a cost-efficient and effective manner
- Establish an Annual Budget
- Establish Reserves
 - Emergencies
 - Deferred Replacement
 - Bad Debt
- Fix the amount of the Annual Assessment
 - Take reasonable action to collect assessments
 - Set reasonable fees

Fiduciary Duty and Business Judgement

- Owe a fiduciary duty to the members of the Association to manage and operate the Association using the care that an ordinary prudent person would use under the same or similar circumstances.
- Make rational, informed decisions in good faith.
- Follow the law and governing documents and apply and enforce them in a fair and uniform manner.
- Consider all relevant facts and circumstances.
- Identify options available to the Board.
- Weigh which course of action would be in the best interest of the association and its membership as a whole.

Fiduciary Duty and Business Judgement Continued

- Board Members cannot act:
 - out of passion or prejudice;
 - personal self-interest or gain;
 - Through revenge or other negative motivations.

Adoption and Enforcement of Rules

- Provide for the orderly development, maintenance, preservation and architectural control of McCormick Ranch.
- Reasonably interpret the governing documents, and adopt rules and regulations to:
 - Supplement
 - Explain
 - Administer the enforcement of the basic rules of the Association

Politics

- Ensure a fair and free board election on an annual basis.
- Establish procedures necessary to be sure that there are fair and free board elections on an annual basis.
- Appoint Board Officers to exercise careful oversight between board meetings.
- Be aware of city, county, state or other political subdivision activities that may impact McCormick Ranch and participate constructively to preserve our community lifestyle and ideals.
- Allow homeowners to address the Board at the regular and annual meetings of the Board.

Communicate and Participate

- Solicit, when appropriate, opinions, comments or suggestions concerning matters effecting local neighborhoods as well as McCormick Ranch as a total community.
- Inform periodically all Owners and Residents on matters of common interest and concern.
- Act as a good neighbor to communities bordering McCormick Ranch.

Board Meetings

- The Board meets the fourth Wednesday of each month.
- Board Meetings are normally not scheduled for June, July or August, unless a Special Meeting is necessary.
- Board Meetings are held in the Board Room of the Association office.
- Board Meetings start promptly at 4:00 PM and generally last between two and three hours.
- Board Packets are delivered the Friday before each meeting.
- Annual Meeting of Members is the third Tuesday of February.

Committees

- Standing Committees:
 - Election
 - Finance
 - Landscape
 - Personnel
 - Procedures
- Ad-Hoc:
 - Communications
 - Paint, etc.

Current Projects/Challenges

- Master Landscape Plan for all of McCormick Ranch common areas completed, and adopted by the City of Scottsdale
- Renovate signage on 84th St/Shea
- Renovate signage on Via de Ventura/Eastwood
- Remodel various City medians around the Ranch
- Update all maintenance contracts with the City of Scottsdale
- Develop and implement a policy addressing condition/repair/replacement of exterior walls on McCormick Ranch (All walls are owned by individual property owners, MRPOA does not own or maintain.)
- Work with HOA's to develop a Master Sign Program

Recap

Acting through the board as a whole, a board member should:

- Enforce the documents
- Establish sound fiscal policies and maintain accurate records
- Develop a workable budget, keeping in mind the needs, requirements and expectations of the community
- Establish reserve funds
- Act on budget items and determine assessment rates
- Collect assessments
- Establish, publicize, and enforce rules and penalties
- Authorize legal action against owners who do not comply with the rules
- Review local laws before passing rules or sending bylaws to membership for approval
- Appoint committees and delegate authority to them
- Cause to be selected an attorney, an auditor, insurance agent and other professionals for the association
- Provide adequate insurance coverage, as required by the bylaws and local governmental agencies
- Inform board members of all business items that require their vote
- Inform members of important board decisions and transactions
- See that the Association is protected for the acts of all parties with fiscal responsibilities
- Attend and participate at meetings