

Augusta Ranch Homeowners Association  
c/o FirstService Residential  
Mesa, AZ 85209

Board of Directors  
General Session Meeting Minutes  
April 19, 2021  
Scratch Pub & Grill  
2401 S. Lansing, Mesa, AZ 85209

**Present:**

**Board Members:**

Jeff Brown, President  
Greg Pifer, Vice-President  
LeeAnn Bohman, Treasurer  
David Kovach, Director  
Brad Whitehouse, Director  
Jan Wallace, Director  
Beth Patton, Director (via telephonic)

**Board Members Absent:**

Barry Matlack, Secretary  
Steve Critchfield, Director

**FirstService Residential Representatives:**

Kamin Havens, Community Manager

2 - Homeowners were Present

**I. CALL TO ORDER**

President Jeff Brown called the General Session of the meeting to order at 6:30 P.M.

**II. MARCH AGENDA**

The Board approved the April meeting agenda.

**III. MINUTES - REVIEW AND APPROVAL OF MARCH 15, 2021 BOARD MEETING**

**PROPOSED RESOLUTION:** Jan Wallace moved to approve the minutes from the March 15, 2021 Board meeting as presented, seconded by Brad Whitehouse. **Motion passed 7 - 0**

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#### IV. HOMEOWNER FORUM

- A Homeowner inquired about the 30-foot fence/netting that was installed at hole 7. He feels it is an eyesore and inquired if homeowners were notified? He also expressed disappointment that homeowners were not given an opportunity to provide input.  
*The Board advised due to six resident letters regarding issues and concerns of stray golf balls and risks of injuries the Board and golf course researched options up to and including moving the tee box. The resolution and course of action to provide reasonable accommodations was to install the fence/netting.*

Who is liable if a golf ball hits a resident?  
*Although Article 16 is in the CC&R's when numerous residents come to the Board with numerous concerns the Board is obligated to provide reasonable accommodations.*

Concerns regarding weed and landscaping issues to several homes.

*Kamin Havens advised she is doing rounds and has sent letters to homeowners that have brown grass and weeds. Kamin advised the homeowners to provide the addresses of homes of concern.*

- A Homeowner shared two concerns:  
Concerns regarding a parameter wall that has not been completed leaving easy access to non-residents resulting in safety and security issues and concerns.  
*The Board advised they will look into the situation.*

Concerns related to the mailboxes taken on by the association and possible risks, liabilities, and future long-term expenses. Also expressed disappointment that homeowners were not given an opportunity to provide input.

*The Board advised the association can maintain the mailboxes more frequently and quickly. The Board will research the concerns for risks and liabilities.*

*Kamin Havens advised that the Board is elected to make the decisions. Homeowners are welcome to come to the monthly meetings, join committees or visit the office at the pro-shop to discuss concerns.*

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**V. FINANCIALS** - Treasurer LeeAnn Bohman reviewed the Financials.

**HOA FINANCIALS:**

**Income:** Over budget \$33,000 for assessment income for March. Over budget \$480 for special assessment - Painting. Under budget \$900 for working capital in March. Over budget \$3300 for violation fines in March. Under budget \$405 for reimburse expense in March

\*YTD under budget \$60,000 in Income - Negative (\$90K surplus from 2020 was transferred to the reserve account) Actually surplus of \$30,000

**Expenses:** Over budget \$3,400 for Management Salaries (Paid 3 billing cycle. Over budget \$3,000 for rebill expense as it was budgeted in February. Under budget \$800 for legal. Over budget \$1,000 for electronic payment platform (January and February invoices. Over budget \$850 for violation notices (January and February invoices). Over budget \$1,200 for meeting expense for billing of Annual Meeting online. Under budget \$3,500 for social expenses as we have not had events yet.

\*YTD Over budget \$3,500 Negative

**Utilities:** Water under budget \$2,400 for March

\*YTD Utilities under budget \$14,500 Positive

**Landscaping:** Irrigation repairs under budget \$750 in March. Backflow over budget \$2,000 for March as it was budgeted in April. Fertilizer Under budget \$11,000 for March - We were not billed March services yet (\$4,400 needs to be coded to Pre/Post and \$400 to the exterminator, not completed yet). Tree Trimming over budget for \$2,000 for tree removal

\*YTD -Landscape under budget \$22,000 Positive

**Patrol Service:** Security gas over budget \$400 as we paid 2 billing cycles \*Security under budget \$626 YTD - Positive

**Common Area:** Under budget \$2300 YTD in common area maintenance - Positive

**Total Expenses:** Under budget YTD \$36,000- Positive

**Surplus/(Deficit) Before Reserves:** YTD under- run \$23,000

**Reserve Contributions:** YTD over-run is \$7,800 (\$90K transferred surplus from 2020 budget) No expenditures in January, No expenditures in February \$4,000 for HOA wall paint.

**Total Surplus (Deficit):** YTD over-run is \$94,000

**PROPOSED RESOLUTION:** Jan Wallace acknowledged that the Board has fulfilled its duty to review the financial statements for the HOA for the periods ending March 1, 2021, and March 31, 2021, including the reconciliation of the operating and reserve accounts, and the actual revenues and expenses for the operating and reserve accounts compared to this year's budget; seconded by David Kovach.  
**Motion passed 7 - 0.**

**GOLF COURSES FINANCIALS:**

**Income:** Over budget \$285 Insurance Reimbursement - Premium Increased \* YTD -Over budget \$607- Positive

**Expenses:** Under budget \$14,800 for property taxes as they were paid in 2020. \* YTD under budget \$14,500- Positive

**Total Expenses:** Under -budget - \$14,800 Positive

**Surplus/(Deficit ) Before Reserves Reserve Contributions:** Over Budget - \$15,500. Reserve contributions over run of \$6,600. January - \$2,175 Section 4 painted. February - No expenditures. March - \$190 Barn Door Tracks, \$1,061 Deposit for dumpster gate, \$3,000 for ProShop roof, \$10,342 Pump Repair.

**Total Surplus (Deficit):** Under-Run - of \$10,000

**PROPOSED RESOLUTION:** Jan Wallace acknowledged that the Board has fulfilled its duty to review the financial statements for the Golf Course for the periods ending March 1, 2021, and March 31, 2021, including the reconciliation of the operating and reserve accounts, and the actual revenues and expenses for the operating and reserve accounts compared to this year's budget; seconded by Beth Patton. **Motion passed 7 - 0.**

## **VI. REPORTS**

**A. MANAGER'S REPORT:** Kamin Havens reviewed the Manager's Report for the periods ending March 1, 2021, and March 31, 2021.

**Administrative Update - FSRConnect Report:**

135 Total calls for March

14 New homeowners in the community for March

27+ Architectural requests received for the April meeting

201 Violations were sent out in March

**B. COMMITTEE REPORTS:**

**1. Security Committee (Jeff) - Monthly Security Report**

President Jeff Brown reported there is nothing major happening in the community. A few break-ins, a white van has been seen cruising the neighborhood, and kids checking for unlocked doors. Security has been called to report people fishing at the 10th hole. Kamin will have two new "No Fishing" signs. A reminder to homeowners to be vigilant and report suspicious activity and keep doors locked, personal items out of view in vehicles and keep garage doors closed. The truck is being hit by golf balls; it will be addressed at the golf course meeting tomorrow.

**2. Golf Committee (Barry) - No new updates**

No new updates - the meeting will be held tomorrow. The golf course is having a great March.

**3. Events Committee (Greg) - Events tentatively scheduled for 2021 (Calendar attached)**

Greg Pifer reported on Upcoming Events:

May 1 - Kentucky Derby Party at Scratch Pub & Grill

May 5 - Cinco De Mayo Party at Scratch Pub & Grill

May 9 - Mother's Day Brunch and Caribbean Band

May 16 - Johnny Anonymous Acoustic Band

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May 18 - Trivia and Prizes

May 22 - Movie night

May 27 - Ice Cream Truck

May 29 - Johnny Anonymous Band

Every Thursday - Burger Night

The calendar is filling up for the remainder of the year with fun events and activities.

#### **4. Website (Dave)**

There has been a spike in activity, some of which may have been intended for the Georgia Augusta National Masters Golf Tournament. The same number of new homeowners as new visitors visited the website.

#### **5. Landscape Committee (Dave) -**

- Tree Trimming Quote, Pine Trees behind 9765 E. Natal The three pine trees affecting the wall will be removed for \$2,700.00. Bids to repair the wall are forthcoming.

Trim 156 tree canopies for \$12,733.00

**PROPOSED RESOLUTION:** A motion was made by David Kovach to accept both proposals as presented, seconded by Beth Patton. **Motion passed 7 - 0**

- Flowers have been installed at the fountain. The flowers are very small but will increase in size. Kamin Havens will follow up on the water bill that is still missing for Baldwin Park. Dan shut off a valve that had been running for 9 hours. The grass throughout the community is starting to turn green. The Board requested to be advised of any water issues observed by homeowners to be brought to the Board's attention.

**6. Newsletter Committee (Jan)**

Items to be placed in the newsletter include requests for volunteers in the community for events and committees.

Jan requested information and suggestions to be sent to her to be included in the newsletter. Jan will include an article to request water issues to be brought to the Boards attention.

**7. Architectural Committee (Brad/Beth) - Architectural Applications - All have been reviewed and addressed.**

- a. 9919 E. Laguna Azul - paint
- b. Hahn Residence - Netting plan
- c. 2102 S. Sorrelle - driveway expansion
- d. 2457 S. Joplin - solar
- e. 2613 S. Parrish - stone veneer
- f. 2613 S. Parrish - stone veneer
- g. 2703 S. Keene - paint
- h. 2735 S. Sorrelle - windows
- i. 9236 Emonte - paint
- j. 9523 E. Monte - paint
- k. 9564 E. Keats Ave - for Gaz
- l. 9564 E. Keats - gazebo
- m. 9647 E. Lobo - driveway
- n. 9736 E. Navarro - driveway
- o. 9904 E. Keats - solar
- p. 9910 E. Natal - paint denied
- q. 9910 E. Natal - paint(color scheme all one color)
- r. 9913 E. Monte - paint
- s. 99328 E. Keats - landscape
- t. Driveway pic - sasa
- u. 9804 E. Monterey - granite
- v. 9750 E. Lobo - paint
- w. 9902 E. Nopal - solar
- x. 2113 S. Drexel - landscape
- y. 2131 S. Vincent - paint
- z. 9523 E. Lompoc - a pergola
- aa. 9365 E. Kilarea - landscape
- bb. 9902 E. Kiowa - security door-gate
- cc. 2131 S. Vincent - paint revised

**New Requests:**

- 9657 E. Navarro - replace side gate

**VII. OLD BUSINESS**

**A. Acknowledgment of Action Outside of Meeting, if any.**

None

**VIII. NEW BUSINESS**

**A. Mailbox Color**

The Majority consensus chose color #2 for the mailboxes. Notices will be placed on the mailboxes to advised of the dates for painting and who to contact if there is a lock issue.

**B. Annual Meeting**

The Annual Meeting will be held on May 17 at Scratch Pub & Grill. Appetizers will be provided. The Board reviewed the agenda format that will be used for the Annual Meeting.

**IX. SCHEDULING OF NEXT BOARD MEETING**

The next Board of Directors meeting will the Annual Meeting scheduled for May 17, 2021.

**X. ADJOURNMENT**

With no further business before the Board, President Jeff Brown adjourned the meeting at 7:52 P.M.

Respectfully Submitted,  
Beth Ann Moore (TE: 12032601.0420)  
Acting Recording Secretary