

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

**Board of Directors
General Session Meeting Minutes
August 17, 2020
Via Zoom Virtual Conference**

Board Members Present:

Lisa Quedens, President
Jeff Brown, Vice President
LeeAnn Bohman, Treasurer
Barry Matlack, Secretary
David Kovach, Director
Beth Patton, Director
Greg Pifer, Director
Jan Wallace, Director
Brad Whitehouse, Director

FirstService Residential Representative:

Kamin Havens, Community Manager

One Homeowner was Present

I. Call to Order - President Quedens called the General Session to order at 6:31 P.M.

II. Review and Approval of July 2020 Meeting Minutes

MOTION: Beth Patton moved to approve the July 20, 2020 meeting minutes as presented, seconded by Dave Kovach. **Motion passed 9-0.**

III. Review of July HOA Financial Statement - Treasurer LeeAnn Bohman reported on the July financials.

Income: Over budget \$52,000 in assessment income for July. \$469 over budget in special assessments for painting. Over budget \$1200 in working capital because of people buying houses. Over budget \$460 in violation fines. Under budget \$800 for reimburse expenses. Income YTD was over budget \$44,500 to the positive.

Administrative Expenses: There were some mix-ups in the coding and costs for printing and postage went to different codes. \$2200 under budget for legal in July. Social expense was under budget \$900. Administrative expenses were under budget \$30,500 YTD.

Utilities: Water was over budget \$6,300 for July. Utilities YTD were under budget \$16,200.

Landscaping: Irrigation repairs were over budget \$90 in July. Over budget for fertilizer by \$8300 as that was budgeted for July and August. Tree trimming was over budget \$2,000. Dump fees were over budget \$900. Pre and post-emergent were over budget \$6,200. YTD Landscaping was under budget \$60.

Security: Patrol service was over budget \$1300 for the new computer and fire extinguisher. YTD Security was over budget \$1250.

Common Area: \$600 over budget in common area maintenance for signs for the parks, new keys for doggie stations, replacing missing tiles, covering graffiti, and replacing a battery. \$700 over budget in exterminating for rodents, bee removal, and pest services. Common area maintenance YTD was under budget \$821.

Total Expenses: We budgeted to spend \$652,348 although we only spent \$606,045. Total expenses were under budget by \$46,000 YTD to the positive.

TOTALS: We planned to have \$95,553 and we have \$186,269 for a difference of \$91,000 to the positive. Reserve expenses for July were \$14,518, which included \$4,000 in painting maintenance, \$10,518 to replace playgrounds pieces where the coating was coming off. YTD we had planned to have \$60, 669 in our Reserves. We have overspent by \$51,233 for a YTD under-run of \$112,000. Delinquent accounts were \$31,000 in July.

MOTION: Jan Wallace moved to accept the July HOA Financial Statement as presented, seconded by Brad Whitehouse. **Motion passed 9-0.**

IV. Review of July Golf Financial Statement - LeeAnn Bohman reported on the July Golf Course financials.

Income: The Golf Course lease was under budget \$1,000 because it is not due until the end of the month. Insurance reimbursement was under budget \$800 as it is not due until the end of the month. Income YTD was under budget by \$3300.

Administrative Expenses: \$2325 under budget for professional fees as it was paid in June. YTD under budget by \$6520, which does not include the principal on the loan.

Total Expenses: We expected to spend \$173,386 and we only spent \$101,597. Total expenses YTD were under budget \$6520.

TOTALS: We planned to overspend by \$2549. The surplus before Reserves was positive \$65,909 for an under-run of \$3190. Reserve expenses for July included lake chemicals for \$3800, refinish floors for \$4776, and circuit board for \$3020. For Reserve contributions we had planned to have \$46,162 and the actual was \$47,372 for a surplus of \$1210. YTD after expenses we brought in \$33,061 which was under budget by \$13,100.

MOTION: Jan Wallace moved to accept the July Golf Financial Statement as presented, seconded by Brad Whitehouse. **Motion passed 9-0.**

V. Homeowner Forum - Barbara Ezyk noted the discussion last month about how great the Golf Course was doing with more people playing. She has had a lot more golf balls in her back yard. Every morning she walks her dogs down Vincent along the Golf Course and maintenance shed. There was a ton of dry leaves and dead plant material that was starting to go on the sidewalk. She knew that the landscape crew was shorthanded so she and her husband swept all of that up from the sidewalk, bagged it, then drove their golf cart into the maintenance yard to dump it. She noted that yard was a mess. Some of the houses in the area get rocks on the sidewalk and she wished the homeowners would take care of that. If everyone did a little bit it wouldn't be as bad. She volunteered to help clean up the maintenance yard.

The Board appreciated their efforts. Kamin Havens will let Don know that the Ezyks cleaned up the sidewalk. He will appreciate that as the crew was short three people. They usually clean up the maintenance yard in the fall.

VI. Golf Course Report - Lisa Quedens met last week with Don Rea. They had another great month in terms of green fees and players. We hope that will continue. The restaurant is holding its own, although things are slower in the summer. Don is very optimistic they will have a good year.

VII. Manager's Report

Administrative Update: FSRConnect Reports:

134 Total calls in July.

12 New homeowners in the community for July.

9+ Architectural requests for the August meeting.

146 Violations were sent out in July.

A. Flag Policy - Kamin Havens has received calls from homeowners who are not happy with some of the flags and signs displayed in the community. The Board reviewed the proposed Flag Policy which follows Arizona Revised Statutes §33-1808 listing five types of flags that can be flown on a flagpole. A flagpole does require approval. Only two flags from the list may be displayed at once on the flagpole. Said flags **may not** be attached flat to a wall, window, or on a garage door. The Flag Policy refers to the recommended flag etiquette as outlined at USFlag.org. Lighting of flags after dark is not mandated. The Board agreed to the proposed Flag Policy.

MOTION: Beth Patton moved to approve the proposed HOA Flag Policy as written; seconded by LeeAnn Bohman. **Motion passed 9-0.**

B. Seasonal & Decorative Flags - The Board reviewed the current Architectural Guidelines to consider adding language related to seasonal and decorative flags. Under the new Flag Policy, in addition to flags permitted on a flagpole, only one other decorative or seasonal flag is permitted per lot which must be mounted on the house below the roofline. It was suggested to provide photos of examples as to what would be permitted or not. Sports team flags would be included as seasonal flags. Decorative and seasonal flags will not require approval but can only be displayed up to 30 days prior to and 30 days after the season or holiday and must not include nudity, profanity or otherwise be offensive. The Board would have sole discretion to determine whether an item is in violation on a case by case basis. Kamin will update the policy and get it out to homeowners this week.

C. Permitted Signs - Kamin noted that many homeowners have "Beware of Dog" signs which are not specified in the current Architectural Guidelines. All signage must comply with the City of Mesa sign ordinance. The Board discussed pros and cons of "Beware of Dog" signs and potential liability issues. The Board agreed to allow those signs and noted that the homeowner is responsible for any incidents that occur on their property.

MOTION: Jeff Brown moved to allow "Beware of Dog" signs under the current Architectural Guidelines for Signs; seconded by Barry Matlack. **Motion passed 9-0.**

VIII. Landscape/Irrigation

A. Landscape Report - Dave Kovach reported that the crew has been well-staffed for the past month. There was a main line break on Guadalupe with some water loss. The July water numbers were in line with previous years even though we haven't had any rain. We needed to buy some irrigation parts as we will soon be unable to purchase them as they come from China. The total cost will be \$5,000. Dave asked for a motion to approve that expense.

MOTION: Greg Pifer moved to approve and expenditure of \$5,000 for irrigation parts; seconded by Jan Wallace. **Motion passed 9-0.**

There is a new issue of fungus in the turf and some of the trees and agaves. The cost of the treatment will be about \$20,000. This was unanticipated and was not budgeted for. We may be able to treat only the worst cases. The Board suggested looking into preventative measures to avoid the issue in the future. Kamin will be meeting with Dan, the landscape supervisor and Arizona Pest and Weed regarding the budget for next year and will discuss the fungus issue in more detail. She felt ProQual could provide a second opinion if needed. She will have more information for the next Board meeting.

There was a question on what was over budget in landscaping. Kamin stated there was an invoice in July for granite and some other items which could have been split between July and August in the budget.

IX. Website Report - Dave Kovach reported that the website was up 16% in visitors and 33% in unique visitors in July. The Board dropped from number 11 to 13 in popular pages and there were 11 new users.

X. Security

A. Security Report - Jeff Brown reported that everything is going well. Things are quiet because the kids are at home

before and after school. There was a Security Report from the Palms last week about an isolated incident. Having the calls go to the security truck phone has been working well. Last month the Board discussed getting the team a hotspot, although it was suggested to have them use the WiFi off their phone which seems to be working very well. The team got a pay raise. They are doing a great job and keeping us advised as to what is going on in the community.

Brad Whitehouse has an HOA magnet with the old security phone number. The residents should be advised to discard those. Kamin stated the Security team is working on passing the new ones out to everyone.

XI. Architectural Requests - Brad Whitehouse reviewed the Architectural Requests and recommended approval for all.

- A. 2059 S. Alicia - Artificial Turf
- B. 2329 S. Faith - Garage Door
- C. 9231 E. Medina - Paint
- D. 2726 S. Faith - Paint
- E. 9650 E. Laguna Azul - Paint
- F. 2140 S. Drexel - Basketball
- G. 2458 S. Bernard - Gate
- H. 9454 E. Kiva - Paint
- I. 9632 E. Navarro - Paint
- J. 9819 E. Naranja - Patio
- K. 9455 E. Los Lagos Vista - Solar
- L. 2163 S. Bristol - Paint
- M. 9549 E. Meseto - Turf
- N. 9915 E. Natal - Solar

NEW REQUESTS:

- 9451 E. Naranja - Solar (approved)
- 2458 S. Bernard - Paint, Parcel 1, Scheme 1 (approved)

MOTION: Jeff Brown moved to approve the Architectural Requests as presented; seconded by LeeAnn Bohman. **Motion passed 9-0.**

XII. Next Meeting Date - The next Board meeting will be held on September 21, 2020, location to be determined.

XIII. Adjournment of Open Session - With no further business before the Board, President Quedens adjourned the meeting at 7:25 P.M.

Respectfully Submitted,

Dana Desing (TE: 10482507)
Acting Recording Secretary