

**Augusta Ranch Homeowners Association
c/o FirstService Residential**

**Board of Directors
Open Session Meeting Minutes
August 16, 2021
Mesa Police Substation
2430 S. Ellsworth, Mesa, AZ 85209**

Present:

Board Members:

Jeff Brown, President
Greg Pifer, Vice-President
David Kovach, Director
Brad Whitehouse, Director
Jan Wallace, Director
Kelly Hill

Board Members Absent:

LeeAnn Bohman, Treasurer
Barry Matlack, Secretary
Beth Patton, Director

FirstService Residential Representatives:

Kamin Havens, Community Manager

1 - Homeowners were Present

I. Call to Order

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

II. August Agenda

The Board approved the August meeting agenda.

III. Minutes - Review And Approval Of July 21, 2021 Board Meeting

A **Motion** was made by David Kovach, to approve the minutes from the July 21, 2021 Board meeting as presented, seconded by Jan Wallace. **Motion passed 6 - 0**

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IV. Homeowner Forum

A comment/concern was made regarding weeds along Vincent and Monte. *Kamin Havens made a note to report to the landscapers to address.*

V. Financials - Kamin Havens reviewed the Financials.

HOA Financials:

Income: Over budget \$25,000 for assessment income for July. Over budget \$400 for special assessment painting in July. Over budget \$2,700 for working capital in July. Over budget \$8,500 for violation fines in July Under budget \$1,700 for reimburse expense in July Under budget \$11,200 for General Reserve Transfer - There will be (2) transfers in August since we were closing out accounts.

* YTD under budget \$43,500 in Income - Negative (Actually \$45,000 surplus without transfer) (\$90K surplus from 2020 was transferred to the reserve account)

Expenses

Administrative Expenses: Under budget \$700 for legal. Under budget \$800 for Printing/Postage as it was billed last month. Under budget \$2,500 for billing statements as it was billed last month. Under budget \$700 for Social Event expense in July Over budget \$300 for violation notices as we sent out more notices than budgeted.

*Under budget YTD \$6,600- Positive

Utilities: Water over budget \$7,800 for July

* Utilities under budget \$2,000 - Positive

Landscaping: Over budget \$445 in irrigation repairs as we were just billed for vandalized clocks. Over budget in fertilizer as we paid June and July invoices. Over budget \$4,000 in Tree Trimming/Removal - Storm Damage. Over budget \$800 in Landscape dump fees in July. Under budget \$1800 in Pre/Post Emergent

* Landscape under budget \$11,500 YTD - Positive

Patrol Service: Security gas was over budget \$2,200 as both billing cycles were in July.

* Security over budget \$200 YTD - Positive

Common Area: Exterminating over budget \$217 as we paid for June and July invoice.

* Under budget \$3,400 YTD in common area maintenance
Positive

Total Expenses: Under budget YTD \$23,000- Positive

Surplus/(Deficit) Before Reserves: YTD under run \$20,145

Reserve Contributions: YTD over-run is \$87,000 (\$90K transferred surplus from 2020 budget)No expenditures in January. No expenditures in February. \$4,000 for HOA wall paint - March. \$7,000 for rebuild of monument and granite for community - April. No expenditures for May \$7,620 for paint maintenance of HOA walls, mailboxes outer loop - June. \$5,925 for Metal enclosure for truck and mailbox painting - July.

Total Surplus (Deficit): YTD over-run is \$62,000.

Golf Courses Financials:

Income: Under budget \$800 Insurance Reimbursement -July invoice will be classified on August financials. Under budget \$1,000 for golf course lease. Over budget \$7,500 as (2) transfers will be done in August as we were closing out accounts in July.

* YTD -Over budget \$11,000 -Positive

Expenses:

Administrative Expenses: Audit - received invoice and will see in August financial. Under budget \$550 for interest expense.

* YTD under budget \$17,600 - Positive

Total Expenses: Under budget - \$17,600 - Positive

Surplus/(Deficit) Before Reserves Reserve Contributions:
Over Budget - \$29,000

Reserve contributions over run of \$11,500. 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. April - No expenditures. May - \$1,870 Monument Rebuild (Needs to be reclassified to HOA). June - No Reserve Expense. July - No Reserve Expense

Total Surplus (Deficit): Over-Run - of \$5,200

A **Motion** was made by Brad Whitehouse to acknowledge that the Board has fulfilled its duty to review the financial July 1, 2021 to July 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 Jan Wallace. **Motion passed 6 - 0.**

VI. Reports

A. Manager's Report: Kamin Havens reviewed the Manager's Report for the periods ending July 1, 2021 - July 31, 2021.

Administrative Update - FSRConnect Report:

99 Total calls for June
12 New homeowners in the community for June
11 Architectural requests received for the August's meeting
137 Violations were sent out in July

B. Committee Reports:

1. Security Committee (Jeff) - Monthly Security Report

Jeff Brown reported all is going good, roundabout parking from school is getting better, no reports of kids on the golf course, and the parked vehicle was addressed.

2. Golf Committee (Barry)- Capital Improvements

On behalf of Barry, Jeff Brown updated the Board that the Golf Committee met. The course is looking good from all the rain. Scratch is well staffed in preparation for the fall. During overseeding there will be some projects - seal coating the parking lot and flooring repair and carpeting installation.

A **Motion** was made by Greg Pifer to accept the Morgan Pavement bid for \$34,283.78 (approximately \$20,000 less than budgeted for this project) to seal coat the parking lot. The second project by AZ Home Services, Augusta Ranch Homeowners Association Board of Directors Open Session Meeting Minutes from August 16, 2021

LLC to repair the flooring and recarpet in the Golf Shop for \$12,540.00, seconded by Jan Wallace.

Motion passed 6 - 0

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

Greg Pifer reported on upcoming events for August, October Fest and Augusta Palooza, and the Scratch schedule.

August 17 - Trivia and Prizes
August 25 - Eggsquisite Sweets
August 27 - Sunset Movie Night
August 31 - Trivia and Prizes

- ❖ Reminder to homeowners/residents to review the social media links for the calendar, events, newsletters and up to date news for Augusta Ranch HOA and the Golf Course at www.augustaranchevents.org, www.augustaranch.org and Facebook.

4. Website - (Kelly)

Both websites continue to be updated. The website is being updated with the Vendors for the October Fest. Facebook has been updated with current events for the HOA, Golf Course and Scratch. The Facebook activity has been up about 18% and engagement is up about 50%. The most popular pages are the overnight parking and the paint palettes.

5. Landscape Committee (Dave) - Overseeding quote

In June Baldwin Park reported a usage of 637K gallons of water, in August the usage was down to 333K. The reduction may be contributed to the rain.

The grass is getting taller; however, the grass cannot be mowed when it is wet. They will address the grass as soon as possible.

A **Motion** was made by Jan Wallace to accept the ProQual Landscaping, estimate #27945 dated July 27, 2021, to overseed the turf areas with Winter Rye Grass at the main loop and Baldwin Park for \$3,500.00, seconded by Greg Pifer. **Motion passed 6 - 0**

6. Newsletter Committee (Jan) Any ideas for September?

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Jan welcomes any ideas for the newsletters. A suggestion for the next newsletter:

- Be vigilant of the mailboxes where parcel keys are being broken.

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

- A. 2231 S. Bristol - Driveway
- B. 9630 E. Naranja - Paint
- C. 9712 E. Navarro - Solar
- D. 2027 S. Alicia - Paint
- E. 2202 S. Duval - Pergola
2244 S. Duval - Signed from neighbor
- F. 2258 S. Drexel - Pergola height is 9'6", neighbor behind this resident sent Kamin an approval email.
- G. 9415 E. Naranja - Paint
- H. 9430 E. Kiva- Paint
- I. 9512 E. Kilarea - Roof Tile
- J. 9524 E. Lompoc - Landscape
- K. 9524 E. Lompoc - Paint
- L. 9727 E. Kiva - Paint
- M. 9938 E. Lindner - Paint
- N. 2110 S. Joplin - Paint and landscape
- O. 9929 E. Medina - Pergola
Review - 9817 E. Knowles - added 45 degree angle
- p. 9838 E. Kiowa - Solar
- Q. 9766 E. Monte- Painting extension to August 31, 2022
- R. 9946 E. Lompoc - 45 degree angle driveway
- S. 9757 E. Monte - RV Gate next to the pedestrian gate

VII. Old Business

A. Acknowledgment of Action Outside of Meeting, if any

The Association's Bylaws allow the Board to act outside of a meeting. The following items were approved by the Board Directors via written consent: **NONE**

VIII. New Business

A. Block Walls

There were three wall projects to review:

1. 9765 E. Natal
2. 2465 S. Joplin
3. Ellsworth Wall

A **Motion** was made by David Kovach to accept the FirstRate Maintenance Company, LLC estimates dated July 21, 2021 - #282 for 9765 E. Natal in the amount of \$4,287.73 and #283 for 2465 Joplin in the amount of \$1,628.25, seconded by Kelly Hill. **Motion passed 6-0.**

A **Motion** was made by David Kovach to accept the AZ Home Services LLC, estimate #1441, dated August 9, 2021 for the Ellsworth Wall in the amount of \$38,500.00 to be paid from the Reserve Account, seconded by Brad Whitehouse. **Motion passed 6-0.**

The bids that are pending from ProQual related to the Ellsworth wall installation will be reviewed at the September meeting.

B. Park Repairs

A **Motion** was made by David Kovach to accept the following recommendations made by Kamin Havens (reference page 147 in the Board packet) for the repairs to the tot lots from Dave Bang Associates, Inc. bids #AZ121835, #AZ121837, and #AZ121838 dated August 3, 2021. Baldwin Park - 1) Replace burned plastic bubble, 2)replace upper steps as coating worn off, 3)replace (2) trapezoids as the coating has worn off. Milagro Park - 1) replace worn trapezoid deck, 2)replace (3) triangle decks. Compton Park - 1)replace bench as it is rusty for a total of \$11,1662.00, seconded by Jan Wallace. **Motion passed 6 - 0.**

IX. Scheduling Of Next Board Meeting

The next Board of Directors meeting will be September 20, 2021.

X. Adjournment

With no further business before the Board, President Jeff Brown adjourned the meeting at 7:21 P.M.

Respectfully Submitted,
Beth Ann Moore (TE: 12032601)
Acting Recording Secretary

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