

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

**Board of Directors
General Session Meeting Minutes**

February 17, 2020

**Mesa Police Substation, 2430 S. Ellsworth
Mesa, Arizona 85209**

Present:

Board Members:

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

Board Members Absent:

Brian Mackay, Treasurer

FirstService Residential Representative:

Kamin Havens, Community Manager

2 Homeowners were Present

I. Call to Order

President Quedens called the General Session to order at 6:30 P.M.

II. Review and Approval of January Meeting Minutes

MOTION: Dave Kovach moved to approve the January 20, 2020 meeting minutes as presented, seconded by Jeff Brown. Motion passed 7-0, with Greg Pifer absent.

III. Review of January HOA Financial Statement

Kamin Havens advised that the January financials were a little off They have been working with the accountant on the monthly budget, although none of the monthly numbers were input into the financials. That person has since left the accounting firm and we have been assigned a new accountant.

Income: Over budget \$14,000 in assessment income. Over budget \$600 in working capital as two more homes were sold than were budgeted for. Over budget \$7900 for violation fines as some delinquent accounts sold their homes. Over budget \$7100 for reimburse expense also for the fees associated with those delinquent homes. Over budget YTD \$31,500 in Income (positive).

Administrative Expenses: \$2400 over budget in management salaries as we paid for three billing periods. \$2300 over budget in rebill expense as the November invoice was budgeted for December and paid in January. \$2000 under budget for legal expenses. \$4800 under budget for lien, which was a duplicate from the December financials. \$500 over budget for meeting expense as the Visa statement is always one month behind. \$500 over budget in social expenses that were on the Visa card. \$200 over budget in violation notices as 335 notices were sent out in January for weeds. \$13,000 under budget for insurance as it will be in the February financials. \$5600 under budget YTD in Administrative Expenses (positive).

Utilities: Water was under budget \$9500 for January (positive).

Landscaping: Irrigation repairs were under budget \$700. \$10,000 under budget for fertilizer. The fertilizer schedule has been revised so we have an extra \$10,000. Dump fees were over budget \$1650 for the Oleander removal. This does not show the 25% reimbursement. \$800 over budget in miscellaneous landscape (Christmas gift cards). Landscape YTD under budget \$7700 (positive).

Security: \$1,000 under budget for security gas as two billing cycles were paid in December. \$220 under budget in vehicle maintenance. Security was under budget \$1300 YTD (positive).

Common Area: \$200 over budget for exterminating for rodent monitoring, which was not budgeted. \$100 under budget YTD in Common Area.

Greg Pifer joined the meeting at 6:36 p.m.

Totals: Total Expenses YTD under-run of \$24,000. Surplus of \$55,800 before Reserves. Reserve contribution over-run of \$519 for the interest from Reserves. Total Surplus (Deficit) YTD over-run is \$519.

MOTION: Beth Patton moved to accept the January HOA Financial Statement as presented, seconded by Jeff Brown. Motion passed 8-0.

IV. Review of January Golf Financial Statement

Kamin Havens advised that the accountant is still working on corrections to the Golf financials. She will send the revised copy to the Board once it is completed.

Income: Golf Course Lease should state \$1,000. Our monthly invoice to the Golf Course includes the dump fees, lease, CIF funds, food and beverage and insurance. When Kamin receives the check from the Golf Course, she lists all of the GL codes for each category and mails that with the check to corporate. Corporate took the whole invoice for November and December and put it all in Golf Course Lease and did not separate it into the different categories. The insurance will be off because we are paying Don directly. Usually Don pays us the 25% reimbursement. The insurance only allowed five days to pay and corporate cannot get a check out that quickly. With the new insurance that cannot be set up online, but a form needs to be mailed in with the next check, which has been done. Auto withdrawal will start in March.

Administrative Expenses: Social expense of \$1260 (from On Course) should not be on the Golf Course financials, only on the HOA financials. That will be corrected.

MOTION: Beth Patton moved to accept the January Golf Financial Statement as presented, seconded by Jeff Brown. Motion passed 8-0.

V. Homeowner Forum

Angus Scott, Usery Pass Builders, spoke about the Architectural Request for a pergola by his clients, **Matt & Ashley Harris**, 9903 E. Meseto. He believed the structure has been approved but the roofing has not. His client asked him to come to the meeting to discuss the matter. He provided a photo showing the stone work in more detail.

Kamin stated nothing has been approved yet by the Architectural Committee. The issue is that the roofing material is shingles versus tile. According to the Architectural Guidelines, accessory buildings over 9 feet in height (extending more than 3 feet over the wall) must match the materials and color of the home with stucco and tile roof. The request is for a wood beam structure and shingle roof.

Angus asked if the design fit in line with the direction things are moving for the community or would it not be accepted because it does not exactly match the house materials.

BOARD DISCUSSION:

The Board asked for the total height of the structure. Angus stated it was a 4:1 pitch which means the roof angle drops 1/4 inch per foot. He estimated it would be close to 12 feet in height. Kamin stated there are pergolas in the community that are 12 feet high, although they are all done in stucco and tile to look like the home.

The homeowner would like to use the architectural shingles which are not approved in the guidelines although it is used on the Clubhouse. Angus explained those shingles are an upgrade over traditional shingles as they have some shaping and look like either slate or wood. They are warrantied for 50 years and are rated for 60 mile an hour winds. A brochure was provided.

The Board asked about the upkeep on the wood structure. Angus stated it will not be bare wood but stained and sealed. It may need to be redone in 10 to 15 years.

The Board reviewed the existing trees in the Harris' yard as well as their neighbors' yards which would provide some screening. The open gables of the structure would only be visible from Sorrelle, although the structure would be closest to the side neighbor, not Sorrelle. The shingles would be facing north to the home and south to the back neighbor. The additional photo showed a hip roof with the peak in the center and sloping down all four sides.

Angus noted four similar structures in the neighborhood with either a thatched, composite or metal roof. Kamin believed those were 9 feet high or lower, which does not need approval. They may not be permanent

structures. Any structure above the 9-foot height requires Architectural approval.

Kamin noted that according to the Architectural Guidelines, requested variances to the height and material standards of accessory buildings will be reviewed on a case by case basis. The Board liked the look of the design and were contemplating an update to the Architectural Guidelines to add the new material. Kamin stated more modern metal roofs and security doors have been approved, which were not allowed in the past.

Angus advised that the project had already started with the footings, plumbing and electrical, but it was possible to switch to stucco. If the exposed wood is an issue, the fascia of the house could be painted to match the wood of the pergola. He explained that the overall size of the structure dictates how high the roof peak will be. If a hip roof was used, the shingles would also be visible to the east and west side. The Harris' love the look of the exposed beams. His clients could easily stay within the Guidelines and build something that looks like it was from the 1990s or they can build something more current that will add value. His clients spoke to the neighbors to the side and back and they had no problems with the pergola.

The Board will table this item for discussion in Executive Session tonight along with the other Architectural requests. Kamin will advise the homeowner of the outcome.

Barbara Ezyk, 9543 E. Los Lagos Vista, noted that the Board still did not have name plates. Kamin stated she did get name plates made, although she forgot to bring them tonight.

Barbara had trouble finding the current newsletter on the website. Kamin stated the newsletters are now sent out by email and suggested checking the spam folder.

Barbara follows Next Door and noted posts regarding parking violations due to the neighbor's kids. The poster is a renter and stated they tried to contact the HOA but only the homeowner can contact the HOA. Kamin stated anyone can call her with issues. Tenants have called her and if it is not their vehicle, the violations can be dropped. A lot of renters have requested waivers for fines.

Barbara noted that a gentleman on Next Door stated his neighbor parks their truck on the street 24/7 but never gets tickets or warnings. It is on Navarro between Milburn and Keene. He sees that neighbor talking to security. The Board advised that there are City of Mesa variances that allow parking on the street for certain utility company vehicles or other services that may be on call. There are also FHA and other federal rules that allow for parking on the street. Kamin noted a resident with 16 violation notices for parking in five months.

Barbara asked at what point does the Board say enough is enough. Can the police be called to tow the vehicle? Kamin advised they can't call the police as it is a public street. It is a violation of the CC&Rs of Augusta Ranch, not the city. It was felt there were many

whiners on Next Door and the Board does not respond to those posts. Those people never attend a meeting or contact Kamin. The parking rules are in place for security reasons and our security team is aware of those that have special allowances by law.

People are encouraged to call Kamin with any questions or concerns.

Peter Garza, 9740 E. Laguna Azul, moved into the community last April. He is also a resident of California. He was surprised that the office was open and that there was a Board meeting today as it is a holiday. He has never been a member of an HOA before. He felt Augusta Ranch was a beautiful, safe community and found his neighbors to be hospitable. He felt the parking issues were not a big deal and the rules keep the neighborhood looking nice.

VI. Golf Course Report

Everything with the Golf Course is going well. Don has put pre-emergent on the roughs to be proactive on the weeds. It will save money in the long run.

A. Golf Course Lease - Kamin advised that the lease has been finalized and signed. It is good for another three years.

VII. Manager's Report

Administrative Update: FSRConnect Reports:

136 Total calls for January

8 New homeowners in the community for January

18 Architectural requests received for the February meeting

335 Violations were sent out in January

A. Playground Quotes - The Board reviewed the condition of the playgrounds at the last meeting. The coating has come off on some metal pieces and those need to be recoated or replaced before the weather warms up. Quotes were received from three companies. Tot Lot Service does our inspections every quarter and Dave Bang is the manufacturer. Tot Lot is proposing to replace those pieces with completely new parts for \$9,000. AZ Polyurea quoted \$7,700 to recoat 9 pieces. That will require the pieces to be removed and brought back to their shop to recoat, leaving the playground disassembled for at least a week with caution tape. Security would need to watch it. They would work on one playground at a time. AZ Polyurea also gave a quote to recoat all 26 pieces at all three tot lots for \$19,000. There are a few more pieces that are starting to crack and will need to be done in the next couple years. Play It Safe quoted \$20,000 to recoat 24 pieces, which would also require disassembly and taking parts back to their shop to be recoated.

Kamin recommended going with Tot Lot Services for brand new pieces, which would not leave the playground disassembled for a period of time. The Board agreed.

MOTION: Dave Kovach moved to accept the bid from Tot Lot Service/Dave Bang in the amount of \$9,016.51 to replace portions of three tot lots; seconded by Beth Patton. Motion passed 8-0.

Kamin will find out about a warranty. This item will be paid out of Reserves.

- B. AugustaPalooza Update, March 28, time changed to 1-7pm** - This event will take the place of the annual picnic. The time was changed because some of the bands needed different times and sunset is before 7pm. We can save on some of the lighting. The event will have inflatables, activities and three bands. From 1-3pm there will be a country band, from 3:45-6:45pm will be Johnny K with 50s and 60s music, then at 7pm Corporate Lockdown will play on the patio and the other activities will be cleaned up. The restaurant will provide food and alcoholic beverages at the homeowners' expense and we will not do meal tickets. There will be free popcorn, cotton candy, and non-alcoholic beverages. Normally no outside food or beverages are allowed on the course. Kamin will leave that up to Nick.
- C. Easter Event Update, April 4, 8-11am, Baldwin Park** - This is the weekend after AugustaPalooza. The event will be basically the same as prior years, although instead of face painting we will have balloon twisting this year to try something new. Instead of shirts, all volunteers will have vests that can be easily identified and reused for other events. Homeowners will not need to be checked in.

The Committee asked whether the event would be open to the public. As the Augusta Ranch assessments pay for these events, Kamin suggested that it only be open to Augusta Ranch residents and their guests. It will be golf season and parking may be limited. We will suggest that people walk or bike to the event.
- D. Paws in the Park, November 14, 10am-1pm** - This event will feature pet-related products and services. There will be an Augusta Ranch swag bag with donated items and code compliance information. Lisa suggested a waste bag carrier with the Augusta Ranch logo. Barry suggested asking PetSmart to sponsor the waste bags.
- E. Events: Board Sign-Up** - Kamin asked that all Board members help with AugustaPalooza and Oktoberfest. Members can then choose either the Easter event or On Course. Paws in the Park will be optional as it can be done with mostly volunteers. A sign-up sheet was passed around with different time options for each event.

VIII. Landscape/Irrigation

- A. Landscape Report** - Dave Kovach reported that the Oleanders were trimmed and the Natal Plums are gone, which increased the the dump fees. The leaves are gone and the crew is doing some detail work. The Parks are mostly brown and the little bit of green is weeds. There are a lot of weeds in the City park. There is a schedule for weed control and problem areas are spot treated to keep it under control. Next month, we will have details on the condition of the trees from Arizona Termite, Pest & Weed. There have been some

staffing issues with crew members who like to take three-day weekends. Kamin tracks the absences.

B. Water Savings - The total water usage for 2019 was 32.4 million gallons, below our allotment of 38 million. The February water use was way below what was used in the past several years since 2012 because there was no rye grass. Last January, the water usage was 519,000 gallons and in January 2020 it was 124,000. We should have another month of low water usage.

C. Round-about Rendition - ProQual submitted plans to enhance the five round-about and the Committee worked with them to get the cost down. The plans were reviewed with the Board. Dan and Kamin had suggested larger more colorful boulders, although the cost would be another \$1200 per round-about. That can always be done in the future. We already have 7 tons of granite in the maintenance yard. Dan's crew will take out the Lantana. ProQual's crew will take out the Oleanders and install 1 tree, 24 new 5-gallon plants, the irrigation, and granite.

Beth Patton asked if the boulders were simply decorative or to deter people from driving through the round-about. Kamin stated they are decorative but also could stop a vehicle from running over a tree.

The cost would be about \$5,000 for all five round-about without the boulders. There is \$5,000 in Reserves for landscaping update as well as \$25,000 in Reserves for new plants and trees. The Board agreed that the round-about need updating to provide a focal point into the community. A motion was made in conjunction with the next item.

D. Quote for List of Trees/Plants - The Committee looked at all of the bare areas in the community along the Loop, Guadalupe, and the side streets. The Loop only needs trees. ProQual is providing 200 plants as part of their contract. We will take \$300 off the quoted amount as there is a credit for two 15-gallon Pistache trees that will go on the Golf Course. The 101 White Oleander will go along the Loop as the Augusta Ranch signature look. The plant varieties and locations were reviewed.

ProQual's quote for the trees and plants is \$21,550 less the \$300 credit for a total of \$21,250. The quote for the round-about (without the boulders) is about \$5,100. Both projects total \$26,350. There is \$30,000 in Reserves for landscaping. There would be some money left in Reserves to do the boulders. The Board agreed to forego the boulders and the extra cost at this time. That can be done in the future if there is extra in the landscaping budget. There was concern with the potential for graffiti on large boulders.

MOTION: Dave Kovach moved to approve the quote from ProQual for the round-about upgrade project in the amount of \$5,090; seconded by Jeff Brown. Motion passed 8-0.

MOTION: Dave Kovach moved to approve the quote from ProQual to install new plants and trees along the loop, perimeter and bare

areas in the amount of \$21,350; seconded by Jan Wallace. Motion passed 8-0.

IX. Website Report

Dave Kovach has been getting a lot of fake emails about re-registering on the website this past week. He submitted a ticket to the support team and that activity has since stopped. The website totals for 2019 were down 9.3% compared to 2018. January 2020 was back up 43% and there were 13 new users. There were 119 new users in 2019, which was 10 below 2018 and 20 more than 2017. In January 2020 the Board was down to number 25 in popular pages. In 2019, it was at number 11.

X. Security

A. Security Report/Crime Calls - There was no report

B. Security Truck Update - Kamin advised that the security truck will go to Fast Signs on Wednesday. ADP will not have all the lighting equipment for three weeks. It was noted that we have had the current truck for 5 years. The old truck will be taken to Car Max as VWS is not interested. As long as the lights are amber, not blue and red, we can sell the truck as is. If we need to take the lights off, ADP will do that for \$850. Kamin will provide an update in the March Board meeting.

XI. Architectural Requests

Beth Patton reviewed the Architectural Requests and recommended approval as noted. Many projects have been completed.

- A.** 9447 E. Kilarea - Driveway Expansion
- B.** 9558 E. Meseto - Paint
- C.** 9250 E. Madero - Paint
- D.** 9615 E. Monte - Driveway Expansion/Gate
- E.** 9423 E. Natal - Landscape
- F.** 2656 S. Milburn - Pergola
- G.** 2207 S. Faith - Paint
- H.** 2111 S. Bristol - Paint/Concrete Walkway
- I.** 2462 S. Bristol - Paint
- J.** 2604 S. Keene - Paint
- K.** 9464 E. Los Lagos Vista - Paint
- L.** 9263 E. Monterey - Paint/Stone Veneer
- M.** 9459 E. Natal - Paint
- N.** 9903 E. Meseto - Pergola, Driveway Expansion, Front Walkway
- O.** 2733 S. Drexel - Shed
- P.** 2111 S. Bristol - Windows and Front Door
- Q.** 2545 S. Warren - Paint
- R.** 9917 E. Lindner - Paint

New Requests:

- 9927 E. Kiowa - New paint palette, Scheme 9 with pop-outs same as trim color (not the dark color).

- Harris, 9903 E. Meseto - Pergola. The contractor reviewed details of the request during the Homeowner Forum.

Board Discussion:

The Board discussed the current guidelines for accessory buildings compared to this request. There have been several newer materials with recent Architectural requests. The Board may consider variances to the height and materials for accessory buildings on a case by case basis. There was discussion on new materials and what criteria would be appropriate to include in the guidelines. If the Harris' request were to be approved, it would still be subject to violation in the future if it were in disrepair that was visible from the street.

A homeowner can contact adjacent neighbors regarding a request, although the HOA attorney advised that the HOA not contact adjacent neighbors directly regarding Architectural requests. Kamin can contact the homeowner making the request to ask if their neighbors agreed. Amendments to the guidelines may upset some residents who have wanted something different in the past but had to comply with the guidelines at that time. It was noted that the paint schemes are updated regularly.

There was a suggestion to allow the new premium grade roof shingles on homes. Kamin noted any changes being considered to the guidelines would only apply to accessory dwellings. Changes to the roofs of homes would change the whole look of the neighborhood. There is a new community in Queen Creek that uses the premium roof shingles for all of their homes.

The Board felt the roof color for accessory buildings could either match or complement the existing home. The Board liked the design of the pergola request for 9903 E. Meseto and felt the existing trees in the yard and in the neighbors' yards would provide adequate screening. They agreed to approve the request and architectural structural variance as presented.

There was discussion and agreement among Board members to change the guidelines for accessory buildings under 3.B. to remove black or brown and to allow premium composite shingle roof materials in a color to match or complement the home.

MOTION: Beth Patton moved to approve the Architectural Requests as listed, and approve the request for 9903 E. Meseto with an architectural structural variance for the pergola as presented. Brad Whitehouse provided a second. **Motion passed 8-0.**

MOTION: Beth Patton moved to amend 3.B. of the Guidelines to include premium composite roof shingles in a color to match or complement the existing home for accessory buildings only. Jan Wallace provided a second. **Motion passed 8-0.**

XII. Next Meeting Date

The next Board meeting will be held on March 16, 2020.

XIII. Adjournment of Open Session

With no further business before the Board, President Quedens adjourned the meeting at 8:06 P.M.

Respectfully Submitted,

Dana Desing (TE: 10482507)
Acting Recording Secretary