

**Augusta Ranch Community Master Association
c/o FirstService Residential**

**Board of Directors
Open Session Meeting Minutes**

February 21, 2022

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

Present:

Board Members:

Jeff Brown, President
Greg Pifer, Vice-President
Barry Matlack, Secretary
David Kovach, Director
Beth Patton, Director
Brad Whitehouse, Director
Jan Wallace, Director
Kelly Hill, Director

Board Members Absent:

LeeAnn Bohman, Treasurer

FirstService Residential Representatives:

Kamin Havens, Community Manager

4- 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. February Agenda

The Board approved the February meeting agenda.

III. Minutes - Review and Approval of January 17, 2022, Board Meeting

A **Motion** was made by Beth Patton, to approve the minutes from the January 17, 2022, Board meeting as presented, seconded by Jan Wallace. **Motion passed 8 – 0**

IV. Homeowner Forum

- Homeowners shared comments and concerns in favor and against the short-term rentals amendment that has been sent out for vote to the homeowners.

Augusta Ranch Homeowners Association
Board of Directors Open Session
Meeting Minutes from February 21, 2022

Kamin Haven explained the background of why this amendment has been initiated. There is a great deal of concern for the increased number of investment groups and large corporations purchasing homes for rentals both long and short-term and how it affects the integrity, home values and safety issues/concerns of the community.

V. Financials – Kamin Havens reviewed the Financials.

HOA Financials:

Income:

Over budget \$4,200 in January Assessments.
Over budget \$1,900 for working capital in January.
Under budget \$925 for violation fines in January.
Under budget \$450 for reimburse expense in January.
* YTD Over Budget \$3,200 - Positive

Expenses

Administrative Expenses:

Over budget \$1,500 for Management Salary for 2 billing cycles.
Over budget \$3,000 for Rebill expense that was budgeted in December 2021.
Under budget \$850 for legal expense.
Under budget \$600 for Lien/Collection cost - Money paid in escrow that belong to M&M
Under budget \$250 for violation notices.
Over budget \$500 in meeting expense - December visa reconciliation (Board dinner).
Under budget \$16,500 for insurance as a portion was paid in December and majority paid in February.
* Under budget YTD \$13,260 – Positive

Utilities:

Water under budget \$5,800 for January
* Utilities under budget \$5,800- Positive

Landscaping:

Under budget \$1,050 in landscape contract.
Over Budget \$300 in irrigation repairs in January.
Under budget \$4,000 in fertilizer for January - Took time to set up new Company.
Under budget \$900 in tree trimming.
Over budget \$600 in landscape dump fees.
Over budget \$600 in Landscape Misc.- gift cards for Christmas (December Visa Reconciliation).
* Landscape under budget \$4,500 YTD – Positive

Patrol Service:

Security gas over budget \$1,400 for January.
Over budget \$400 in Vehicle Maintenance.
* Security over budget \$1,500 YTD – Negative

Common Area:

*Under budget \$300 YTD in common area maintenance - Positive

Total Expenses: Under budget YTD \$22,500 Positive
Surplus/(Deficit) Before Reserves: YTD over run \$25,675

Reserve Contributions:

YTD over-run is \$105
January - \$2,940 - Painting electrical boxes.

Total Surplus - YTD over-run is \$2,800

Golf Courses Financials:

Income:

Under budget \$300 insurance reimbursement.
* YTD - Under budget \$300

Expenses:

Administrative Expenses:

Over budget \$2,050 in Professional Fees from December's assessment.
Over budget \$250 for interest expense.
Over budget \$350 for insurance as it has increased.
* YTD over budget \$2,700 – Negative

Total Expenses: Over-budget - \$2,700 Negative

Surplus/(Deficit) Before Reserves Reserve Contributions:

Deficit - \$3,000 Negative

Reserve contributions:

Reserve contributions over run of \$2,700
January - \$6,698 last 50% installation door payment.

Total Surplus (Deficit): Under-Run - of \$4,000

A **Motion** was made by Jan Wallace to acknowledge that the Board has fulfilled its duty to review the financial January 1, 2022, and January 31, 2022, 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 8 – 0.**

VI. Reports

A. Manager's Report: Kamin Havens reviewed the Manager's Report for the periods ending January 1, 2022, and January 31, 2022.

Administrative Update – FSRConnect Report:

86 Total calls for January
10 New homeowners in the community for January
26 Architectural requests received for February's meeting
221 Violations were sent out in January

Augusta Ranch Homeowners Association
Board of Directors Open Session
Meeting Minutes from February 21, 2022

B. Committee Reports:

1. Security Committee (Jeff) – Monthly Security Report and New Employees

Two new employees have been added to the security team. One has already started his shifts, the second is finishing his credentials and will begin his shifts soon.

There have been a few teenager issues.

2. Golf Committee (Barry)

The heaters are in, and the committee is continuing to work on the list of priorities.

There are discussions of adding Toptracer to the golf course. Kamin Havens shared literature with the Board. The Board was advised if they would like to see Toptracer, Dobson Ranch is one at their location. This would increase activity at the golf course and restaurant. A proposal will be forthcoming.

3. Events Committee (Greg) – Update on events

Greg Pifer reported on the upcoming events.

The upcoming events are posted on the website, Facebook, and newsletters.

4. Website – (Kelly) Update

Kelly reported she is continuing the updates to the website, newsletters, and Facebook. Featured events are updated weekly. The calendar has links directly to each event.

Kelly shared the analytics of the Facebook activity.

5. Landscape Committee (Dave) – Monument Plants (Mexican Fence Post) and installation (February 23/24, week of March 28th)

- The water numbers are up for January and February.
- The gravel has been installed at Ellsworth and spot fill ins. The oleander trees will be installed this week and plants are schedule to be installed on Wednesday.
- Kamin requested the Board to provide feedback on the look of the plants trimming along Madero to Baseline.
- The lantana trimming will begin, walls and gravel strips are being addressed.
- The Mexican fence post at the Baldwin entrance has a disease that is being treated to try to heal it.
- Kamin will have the pear trees checked, they are not blooming.

6. Newsletter Committee (Jan) Any ideas for March

No updates.

7. Architectural Committee (Beth) – February applications

All have been reviewed and addressed.

- ❖ **REMINDER TO HOMEOWNERS** – Architecture requests “**must**” be submitted for changes to the exterior of your home such as paint, doors, landscape, etc. **before** work begins. If an approved project has not been completed within a year of the approval a new request “**must**” be submitted.

February Architectural Report

- A. 9638 E. Lompoc – Paint
- B. 9517 E. Naranja – Paint – Denied – submitted new application
- C. 2250 S. Duval – Net – Discuss 30 ft. just extending towards street – approved.
- D. 2318 S. Vincent – Landscape
- E. 9311 E. Milagro – Paint
- F. 9315 E. Madero – Paint
- G. 9326 E. Kiva- Pavers
- H. 9326 E. Kiva – Sconces
- I. 9404 E. Kiva – Paint
- J. 9517 E. Naranja – Paint
- K. 9640 E. Navarro – Landscape – Approved with Stipulation (Must plant a tree)
- L. 9630 E. Lompoc -Paint
- M. 9664 E. Lobo – Gates
- N. 9664 E. Lobo – Windows
- O. 9907 E. Monte – Driveway
- P. 9928 E. Laguna Azul – Paint
- Q. 9938 E. Lindner – Solar
- R. 9664 E. Lobo – Front Door
- S. 9441 E. Lompoc – Artificial Turf
- T. 2608 S. Parrish – Granite
- U. 9603 E. Lindner – Landscaping
- V. 2442 S. Harper – Paint
- W. 9604 E. Los Lagos Vista – Artificial Turf
- X. 9603 E. Lindner – Gutters
- Y. 9648 E. Lobo – Pavers/Driveway – Denied - Don’t allow detached driveway
- Z. 9730 E. Navarro – Paint
- AA. 9821 E. Knowles – Driveway
- BB. 2601 S. Keene – Paint
- CC. 9664 E. Navarro – Front Door
- DD. 9359 E. Nopal – Block wall moved forward & shade sail backyard
- EE. 9416 E. Natal – Approved with tint, 5x7 window, seamless stucco addition, pop out around the window.

VII. Old Business

- A. Acknowledgement of Action outside of meeting, if any.**
None

VIII. New Business

A. Franpos – Credit Card Machine

Kamin Havens presented FranPos, a credit card machine for Associations that have event tickets or merchandise that can be purchased. There is a 3% charge to the resident/association for using the credit card machine. The Association can decide

who the 3% is passed thru. The ecommerce link charges 3% also but that can only be passed through the association. They are changing that and should be done by end of year.

The two options were reviewed – The Double-sided monitor +PAX 300 for \$2,100 and the A930 handheld device for \$550. The preferred option is the model A930 handheld portable/wireless device that features; card swipe, chip reader and contactless (tap) payment capabilities, camera for QR scan capability and built-in receipt printer.

A **Motion** was made by Barry Matlack to accept the Franpos payment system model A930 for \$550, seconded by Brad Whitehouse. **Motion passed 8- 0.**

IX. Scheduling of Next Board Meeting

The next Board of Director meeting is scheduled for March 21, 2022.

X. Adjournment

With no further business before the Board, President Jeff Brown adjourned the Open Session meeting at 8:21 P.M.

Respectfully Submitted,
Beth Ann Moore
Minute Taker