

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

**Board of Directors  
General Session Meeting Minutes  
January 18, 2021  
VIA ZOOM VIRTUAL MEETING**

**Present:**

**Board Members:**

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 6:30 P.M.

**II. Review and Approval of November Meeting Minutes**

**MOTION:** Jan Wallace moved to approve the November 16, 2020 meeting minutes as presented, seconded by David Kovach. **Motion passed 8-0**, with Barry Matlack absent for the vote.

**III. Review of November & December HOA Financial Statement**

Treasurer LeeAnn Bohman reported on the HOA Financials.

**Income:** For December, we were under budget \$417 in assessment income, under budget \$900 in working capital, and over budget \$1200 in violation fines. YTD Income was \$65,988 over budget, which is positive.

**Administrative Expenses:** For December, we were over budget by \$2500 in Administrative Expenses (three billing cycles came through in December), \$2260 under budget for Legal, \$962 over budget in Social Expense (Holiday Parade), and \$405 over budget in miscellaneous expenses (gift cards). YTD we were under budget \$62,326.

**Utilities:** Water was over budget by \$3900 in December. YTD Utilities were over budget by \$5639.

**Landscaping:** For December, irrigation repairs were over budget \$4021, over budget \$250 for backflow repairs, and fertilizer was over budget \$1500. We had reissued a \$4800 check that was voided in November. Over budget \$3600 in tree trimming in December for the dead trees that had to be removed. YTD we were \$34,814 over budget in Landscaping.

**Security:** Over budget \$270 in Patrol Service for additional hours for the parade. YTD we were \$940 under budget in Security.

**Common Area:** Over budget \$1223 for building maintenance (rotted wood and painting). \$1657 over budget in common area repairs (battery for 96th Street Park, quarterly park inspection, and trash liners). YTD under budget \$2188 in Common Area maintenance, which is positive.

**TOTALS:** Total expenses were under budget \$25,000 YTD. Income versus expenses had an over-run of \$90,987. Reserve expenses for November included the tree treatment for \$73,125. For Reserves, we had budgeted to have \$104,000 and we actually over-spent by \$81,514.

LeeAnn noted the \$90,000 surplus was from coming in under budget on a lot of items over the past year. We used \$73,125 out of Reserves for the tree treatment and removal, which was not budgeted. She proposed that the \$90,000 surplus be put back into the HOA Reserves.

**DISCUSSION:** Dave Kovach asked whether moving those funds would adversely affect the Golf Course. Kamin noted that we would like to build up the Golf Course Reserves because we have only owned it for a few years, but since we ended up overspending out of the HOA Reserves due to unexpected expenses, we should put the overage back into the HOA Reserves. It will not hurt the Golf Course Reserves.

Brad Whitehouse asked about the cost of replacing the pump and whether that came out of Reserves. Kamin stated it was repaired, not replaced, and that cost was between \$2000 and \$3,000. That is a Golf Course expense. President Quedens stated we haven't had an overage in the past couple years, although we would typically move any surplus into the HOA Reserves. Kamin noted in a prior year, we had a surplus of \$70,000 which we put into the Golf Course Reserves to build that up.

Barry Matlack asked if both the Golf Course and HOA Reserves were fairly stable and in which one would it make more sense to put the overage. Kamin stated if we put the surplus into the HOA Reserves, we will still be following the Reserve Study guidelines on both ends.

**MOTION:** Brad Whitehouse moved to place the budget surplus of \$90,000 into the HOA Reserves; seconded by Jeff Brown. **Motion passed 9-0.**

**MOTION:** Jan Wallace moved to accept the November and December HOA Financial Statements as presented, seconded by Beth Patton. **Motion passed 9-0.**

#### **IV. Review of November & December Golf Financial Statement**

Treasurer LeeAnn Bohman reviewed the Golf Financials.

**Income:** Income YTD shows under budget by \$3200 (is negative), although we had reimbursed Don for the insurance invoice that he paid. So in reality, Income is fairly on budget.

**Administrative Expenses:** If we take out the principal, the expenses YTD are over budget by \$17,231 (negative), although we paid the property taxes for the whole year in October instead of paying for half of the year, which put us over budget by \$15,360. So we are only off a few thousand dollars. Considering the above items, we are only over budget by \$1 at \$91,521.

**Reserves:** There were some expenses that came out of the Golf Course Reserves in November. Section 3 painting was \$2415, driving mats were \$4385, and underground plumbing was \$2359. We had budgeted \$75,903 in the Golf Course Reserves and the actual amount is \$21,990, which is an under-run of \$53,913.

**MOTION:** Jan Wallace moved to accept the November and December Golf Financial Statements as presented, seconded by Beth Patton. **Motion passed 9-0.**

#### **V. Homeowner Forum**

Homeowner Barbara Ezyk was in attendance and reported all is well.

#### **VI. Golf Course Report**

**A. Financial Update** - President Quedens advised that the Committee met with Don last week and his numbers are still looking good. We have had decent weather and he has had solid sales. The pump that went out was the biggest expense recently.

It was noted that both Don and Curt are coordinating on running the Golf Course. Kamin noted that Don probably won't be traveling as much due to COVID.

Beth Patton reported that a neighbor told her they got COVID from someone they played golf with at Augusta Ranch. She asked if there have been other reports of the virus related to the Golf Course. Kamin stated there have been no other reports related to the Golf Course. The Board noted that the virus is everywhere and recommended distancing as much as possible.

Barry Matlack reported on several measures the Golf Course is taking to reduce the risk to players. He has visited other courses such as Wekopa and Western Skies and they are not doing everything that Augusta Ranch Golf Course is to help stop the spread.

#### **IV. Manager's Report**

Administrative Update:

- 155 Total calls for December.
- 13 New homeowners in December.
- 27+ Architectural requests received.
- 19 Violations were sent out in December.

**A. Events Committee** - In January, Kamin put an article in the newsletter asking for volunteers at events or on the Committee. Three people responded for the Committee and one to volunteer at events. The Committee will hold a virtual meeting in February to discuss Easter and the Spring Community Garage Sale. In March there will be a Locals versus Snowbirds Golf Tournament.

It was noted that community participation right now would probably be low. It was suggested to wait until the COVID numbers go down and the Executive Orders were relaxed a little to allow for more gatherings. Kamin asked the Board for ideas for events without a large gathering.

Board Ideas for Events:

- Easter Bunny Drive-by.
- Sidewalk Chalk Art Contest.
- Drive-In Movies - An FM Transmitter would cost \$400-\$500. Reservations were recommended. People would have to stay in their cars and Scratch may be able to deliver food to the vehicles.
- Scavenger Hunt - This was done in the past with very little response from the community.
- Combine OctoberFest and Annual Picnic.

President Quedens advised that any event with over 50 people, like a drive-in movie, would require City approval. Kamin will bring the ideas to the Events Committee.

**B. HOA Insurance** - In the November meeting, the Board authorized the HOA Insurance renewal for 2021-22 through the Mahoney Group. Kamin advised that the total amount was \$15,973, which is down about \$600 from last year.

**C. Annual Meeting** - The Annual Meeting is in May and we start accepting applications to run for the Board in March. This year, Dave Kovach, Jeff Brown and Lisa Queden's terms are up. Kamin asked them to let her know if they planned on running to serve on the Board again in May.

President Quedens stated she has served on the Board for 10 years, several of those as President. She felt it was time to take a step back and let someone else take on the leadership role. She will not be running for the Board in May, but would like to continue to help with events. Jeff Brown did plan to run for the Board again in May. Dave stated he may run for the Board again, although not for an officer position.

## **VII. Landscape/Irrigation**

**A. Water Numbers** - Dave Kovach reported that we are doing good in terms of the water numbers. Even though we had 15 days of rain in 2020, we still used less water than the previous year. He noted that we have not been charged for water at Baldwin Park because of the meter.

**B. Landscape Report** - The trees that were treated have done well and the Pest and Weed management company is keeping an eye on them. We have had some staffing issues due to COVID. It is happening everywhere. The crew will be working on removing bulk leaves. We may need to replenish gravel in some areas.

President Quedens asked about the protocol if crew members tested positive. Dave stated if the rest of the crew needed to quarantine, we would just have no crew and would be reimbursed. Nothing would get done, although the water has been turned off.

## **VIII. Website Report**

Dave Kovach reported that the total visits and users were up over 8%, reversing a downward trend over the last few years. The popular pages did not change much, although the Board page dropped from #11 to #13. We had a few more users this year compared to last year.

## **IX. Security**

**A. Security Report** - Jeff Brown reported that things have been quiet and there has been nothing out of the ordinary. President Quedens stated the New Year's Eve fireworks were not as bad as in the past.

Dave Kovach suggested if we end up without a landscape crew, perhaps Security could clear out the drains of leaves to avoid getting plugged up. If our crew gets quarantined, Kamin will ask for temporary replacements.

## **X. Architectural Requests**

Beth Patton reviewed the Architectural Requests and recommended approval for all except the paint request for 2043 S. Alicia. Kamin had a few new requests to be discussed.

- A. 9819 E. Monterey - Solar
- B. 9248 E. Milagro - Driveway
- C. 9248 E. Milagro- Walkway
- D. 9407 E. Kilarea - Block wall
- E. 9555 E. Lindner - Driveway
- F. 9645 E. Nido - Solar
- G. 9827 E. Nopal - Gate/Solar
- H. 2463 S. Bristol - Solar
- I. 2607 S. Bristol - Solar
- J. 2702 S. Joplin - Solar
- K. 9455 E. Meseto - Solar
- L. 9523 E. Lompoc - Gate/Driveway
- M. 9612 E. Monterey - Solar
- N. 9648 E. Navarro- Paint
- O. 9655 E. Lobo - Pergola
- P. 9725 E. Kiowa - Solar
- Q. 9752 E. Monte- Windows
- R. 9840 E. Lindner - Paint
- S. 9407 E. Kilarea - Pergola
- T. 9431 E. Los Lagos Vista - Pergola
- U. 2043 S. Alicia - Paint - (Denied)
- V. 9817 E. Knowles - Driveway
- W. 2059 S. Alicia - Window Shutter
- X. 2114 S. Sorrelle - Driveway
- Y. 2146 S. Duval Gate/Addition
- Z. 9745 E. Lobo - Windows
- AA. 9964 E. Keats - Paint
- BB. 2114 S. Sorrelle - Addition
- CC. 9654 E. Naranja - Artificial Turf
- DD. 9943 E. Laguna Azul - Xeriscape
- EE. 2717 S. Faith - Driveway
- FF. 9829 E. Keats - Driveway

### **New Requests:**

**GG. 9525 E. Meseto** - Shed (7' by 7' by 8' high). The shed would be 2 feet above the wall and has a 5 foot setback from the neighboring wall. Kamin recommended approval as it is under the limit of 3 feet above the wall.

**HH. 9525 E. Meseto** - Driveway expansion requested on the left side of driveway more in front of the house. Beth advised that similar requests have been turned down in the past. Kamin advised

that the third car garage had been turned into a room. The Architectural Committee will need to review it.

**II. 9435 E. Natal** - Driveway expansion with gate. The gate will be removed in order to install a pool. The wall will be rebuilt to the original color. The driveway expansion complies with the 45 degree angle and 1 foot distance from the property line. Kamin recommended approval.

**JJ. 2310 S. Vincent** - Playground. The height is 94 inches and it will be 5 feet from the neighboring wall. It will not require neighbor approval. Kamin recommended approval.

#### **BOARD DISCUSSION**

**V. 9817 E. Knowles** - President Quedens noted this was for a 95 inch wide slat gate and driveway expansion. They do have the neighbor's approval, although they will be pouring cement right up to the property line. She asked if the City of Mesa had limitations on the percentage of concrete in the front yard. Kamin advised that the architectural application states that they need to comply with City of Mesa requirements and obtain any necessary permits. In terms of aesthetics for the HOA, the request does follow our guidelines. In the past, City code compliance has come out and told a homeowner they had too much concrete in the front yard.

President Quedens asked if that happened, could the homeowner blame the HOA for approving the request. Kamin stated they could not because of the language in the application to comply with City requirements.

President Quedens noted there are a lot of vehicles parked in the rocks, most likely due to kids home from college or visitors. She was concerned that more homeowners would want driveway expansions and then we would end up with a sea of concrete, where now we have landscaping. Does this homeowner still meet the landscape requirements?

Kamin stated the expansion would take up the little side yard and they still have the front yard landscaping.

**Y. 2146 S. Duvall.** Kamin noted this request for an addition was approved by the Committee in December. They had submitted full architectural plans and obtained City of Mesa permits. For additions, we will approve with the stipulation to obtain City of Mesa permits. There is a similar request for 2214 S. Sorrell.

**L. 9523 E. Lompoc.** This request includes a driveway expansion, RV gate and entry gate. President Quedens asked if two gates have been approved in the past. Kamin stated several homes have both a pedestrian gate and a double gate, mostly on the larger lots.

President Quedens asked on the long driveway expansions and RV gates, do we notify them that an RV cannot be parked there. Kamin stated homeowners should know about that rule. Most of those requests are for work trailers to go behind the gate.

**MOTION:** Dave Kovach moved to approve the Architectural Requests as listed, with the exception of U. 2043 S. Alicia (gate) and GG. 9525 E. Meseto (driveway). LeeAnn Bohman seconded. **Motion passed 9-0.**

**XI. Next Meeting Date**

The next Board meeting will be held on February 15, 2021.

**XII. Adjournment of Open Session**

With no further business before the Board, President Quedens adjourned the meeting at 7:22 P.M.

Respectfully Submitted,

Dana Desing (TE: 10482507)  
Acting Recording Secretary