

# Augusta Ranch Homeowners Association



# Board Meeting Minutes 2008

**JANUARY - NOVEMBER 2008**

Augusta Ranch

**JANUARY**



**Augusta Ranch Community Master Association  
Board of Directors Meeting  
January 21, 2008, 6:30 p.m.  
At the Mesa Police Sub-Station**

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**Attendance Roster:**

Present Susan Fischer, President	Present Mark Rees, Vice President
Present Henry Rice, Secretary	Present Sandy Clancy, Treasurer
Present James Decker, Director	Present Rory Violette, Director
Present Brandon Anderson, Director	Absent Chad Hester, Director
Present Jocelyn Ross, Rossmar & Graham	Absent Mike Cowart, Director
Present Jeff Reynolds, Rossmar & Graham	Present Lori Loch-Lee, Rossmar & Graham
Present David Rottner, Rossmar & Graham	

**I. Call to Order at 6:30 p.m.**

**II. Homeowner Comments:**

William O'Brien, 9902 E. Monte Ave., discussed the fines on his account and requested research into the late fees assessed to his account with regards to the fines. This will be on the agenda in the executive session at the Feb. 18, 2008 meeting.

John and Cindy Jones, 9828 E. Milagro Ave., thanked the board for doing a great job on behalf of the community and presented questions concerning architectural items concerning properties in the community. Management to research into these items and provide to homeowner.

Mr. and Mrs. Martin Powers, 9860 E. Lindner, discuss violation legal issue in executive session

**III. Guest(s)**

Bill Derryberry of Derryberry Irrigation Consultant presented information concerning the bid for irrigation renovation for the community and Crimson Ditch Project.

Becky Zusy, City of Mesa Utilities Conservation Dept., interested in the irrigation consultant information for the community and observe ideas for water conservation from his company.

**III. Minutes:**

There was a motion to approve the minutes for the November 19, 2007 Board meeting with one correction for Bill Derryberry's name spelling. All Board members present voted in favor of approving. Motion carried. **Approved.**

**IV. Treasurers Report:**

See attached treasurer's report for November and December. All Board members present voted to accept treasurer's reports with the revision for the income to reflect collection of \$10,178.00 in violation fines and \$26,155.00 in reimbursable income less than anticipated for the year. Revision of the 2008 Budget to reflect the amount to be received from the "Drainage Easement" credit from the golf course in this line item to be designated to the reserve account retro-actively on an equal monthly basis starting Jan. 1, 2008 then insert onto website and note in next newsletter. **Approved.**

**V. Newsletter Spring Publication:** Articles for this publication to be received by Feb. 1, 2008 to Sue for review prior to sending to Vahalla on Feb. 20, 2008 and the mailing to homeowners on March 13, 2008.

**VI. Tree trimming project** – The 5-year tree trimming contract with Turner Tree for year 3 to be initiated prior to zone 3 paint project to insure accessibility to the block walls in the zone 3 paint project per the approved bid in the amount of \$32,229.42.

**VII. Zone 3 Paint Project:** The 5-year paint contract with Advanced Painting for zone 3 to be initiated soon per the approved bid for this zone in the amount of \$26,381.00. Jeff Reynolds researching into the additional warranty work required throughout the community from zone 1 and zone 2.

**VIII. Basketball Restriping Project:** There was a motion to approve the Advanced Painting bid for restriping the basketball courts for the amount of \$800.00. Unanimously approved.

**IX. Crismon Ditch/ Crismon Road –** There was a motion to approve the Landmark bid for irrigation remodel for the crimson ditch in accordance to the small model area successful for this type of application for the amount of \$45,247.61. Six approved the motion and 1 opposed. Majority approved the bid.

**X. Backflow Cage Installation Project:** There was a motion made to install a backflow cage at Baldwin Park and Neville traffic circle at \$650.00 each per the Greyhunter quote. Unaminously approved.

**XI. Augusta Monument Sign Letters:** There was a motion made to contact sign contractors to provide a bid to replace the monument sign letters with a solid panel sign with the Augusta Ranch name and present to the Board at the next meeting and not to replace any other letters on current signs until Board reviews the revised bid for the monument signs. Unanimously approved.

**XII. Committees:** Landscape Committee members interest solicited in the newsletter publication and on the website or at the Annual Meeting to be formed to focus on water usage in the community.

### **XIII. Architectural Reviews**

**Satellite Dish Requests--** Jeff Reynolds to review and approve these type of architectural requests with the stipulation to install in the least obtrusive location without affecting the transmission for the dish without taking to the Architectural Committee in the future.

**Evangelista –** Installation of satellite dish was requested. Board members voted to approve and do not bring to the board in the future. Rossmar & Graham representative to perform preliminary review and then send approval letter in accordance to the FCC Guidelines with respect to satellite dishes.  
**Approved.**

**Brown –** Repaint exterior of house with Valspar paint Talvernia body and Chantilly was requested. Board members voted to approve. **Approved.**

**Balyoz –** Repaint exterior of house with Red Brick or Sly Fox Behr paint was requested. Board members voted to approve Red Brick. **Approved.**

**Van Acker –** Repaint exterior paint of house per the previously approved request by Monterra sub-association included in their approved paint palette was requested. Board members voted to approve.  
**Approved.**

**Vescort –** Installation of concrete walkway was requested. The Board members voted to approve.  
**Approved.**

### **XIII. Open session adjourned at 8:35 pm**

Respectfully Submitted,

Jocelyn Ross  
Recording Secretary

**FEBRUARY**



**Augusta Ranch Community Master Association  
Board of Directors Meeting  
February 18, 2008 6:30 p.m.  
At the Mesa Police Sub-Station**

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**Attendance Roster:**

Present	Susan Fischer, President	Absent	Mark Rees, Vice President
Present	Henry Rice, Secretary	Present	Sandy Clancy, Treasurer
Present	James Decker, Director	Present	Rory Violette, Director
Present	Brandon Anderson, Director	Present	Chad Hester, Director
Present	Jocelyn Ross, Rossmar & Graham	Present	Mike Cowart, Director
Present	Jeff Reynolds, Rossmar & Graham		

**I. Call to Order at 6:30 p.m.**

**II. Homeowner Comments:**

William O'Brien, 9902 E. Monte Ave., discussed the fines on his account and requested waiving of these fines since this violation has been remedied. This will be discussed in the executive session with Bill.

Gene Cole, 9241 E. Monte, requested information regarding the 20% increase in assessments in the 2008 Budget. The Board reported the process performed and the discussion at great length when reviewing the required expenses before they derived at the necessity to increase the budget for the next year. Gene thanked the Board for sharing this information and directed him to go to the website to review the approved Budget for 2008 and contact them again if have any more questions.

Mr. Martin Powers, 9860 E. Lindner, report that he has not heard from the attorney, Maxwell & Morgan concerning this violation fine issue. The Board directed Mr. Martin to contact Brian Morgan of Maxwell & Morgan to discuss.

**II. Minutes:**

There was a motion to approve the minutes for the January 21, 2008 Board meeting as written. All Board members present voted in favor of approving. Motion carried. **Approved.**

**III. Treasurers Report:**

See attached treasurer's report for the month ending January 31, 2008. All Board members present voted to accept treasurer's report. **Approved.**

**IV. Maxwell & Morgan "Lunch & Learn" Seminar:**

Jeff presented to the Board of Directors information and invitation to Board members as well as management to attend the seminar on February 27, 2008, 11:30 a.m to 1:00p.m. concerning "Collection Assessment" . .

**V. Annual Meeting Notice with Request for Candidate Form:**

The Board accepted the draft notice with candidate form for mailing to the homeowners for the Annual Meeting on May 19, 2008. Notice and candidate form to be mailed with March statement mailing. The second notice with ballot to be included with the second (2<sup>nd</sup>) quarter assessment statement mailing at the 1<sup>st</sup> of April.

**VI. Diamondbacks Night at the Ballpark Event:**

The Board directed Jeff Reynolds to insert this information onto the website and insert into the next newsletter to promote community spirit with an event for "Augusta Ranch Master Association" members for a Diamondback game this year.

**VII. Crismon Ditch/ Crismon Road** – This project is delayed due to the weather rain storms. Nautilus will complete work when the weather permits.

**VIII. Overnight Street Parking on Neville by Park Central:**

Parking patrol will continue to ticket vehicles parked overnight on the street near Park Central. Jeff Reynolds to contact the sub-association manager of Park Central to discuss this issue and collaborate in this attempt to eliminate this continuous issue. He will monitor the legislation bills being entertained in the House and Senate concerning parking issues.

**IX. Augusta Monument Sign Letters:** Jeff Reynolds is in the process of replacing the missing tile on the two Baseline and Baldwin monument signs reflecting the “Augusta Ranch” logo. There was a motion made to approve the estimate for \$1,200 to replace the “Augusta Ranch” signage on the monument sign located at 96<sup>th</sup> Street and Guadalupe that will be fabricated in one piece to help elimination of missing letters recently on the monument signs with the stipulation to schedule the preparation work and installation not to exceed \$800.00. **Unanimously approved.**

**X. Architectural Reviews**

**Green–** 9631 E. Lobo Ave., Repair and repaint the block wall to match the color of the house. Board members voted to approve if repainted the original color of the block wall with the stipulation to not repaint to match house. **Unanimously Approved.**

**Riodan –**9643 E. Lindner Ave., Repaint exterior of house, Dunn Edwards Lily Coral body and Golden Gate trim. **Unanimously Approved.**

**Bingham –** 2707 S. Vincent, Repaint exterior of house, Dunn Edwards Pawnee body and Tomorrow’s Taupe trim. **Unanimously Approved.**

**Rees –** 9628 E. Lindner, Repaint exterior of house, Dunn-Edwards scheme #6 for body and trim. **Unanimously Approved.**

**Oase –** 2734 S. Milburn, Install cinder block fence extension on north side of lot along property line. Board members voted to approve if block wall installed does not exceed the current block wall height, stucco the entire columns in the new block wall, contact neighbor to coordinate the stucco installation and painting of the block wall facing the neighbor’s property and obtain any required city permits and comply with City of Mesa set back ordinances. **Unanimously Approved.**

**Mills –** 9901 E. Monte Ave., Install a new security door. **Unanimously Approved.**

**Mazzo –** 9622 E. Naranja Ave., Install a new side yard gate with iron decorative ornamental top. Board members voted to table until next month. Jeff Reynolds to research into this type of gate for previous approval and stipulations then collaborate with Henry Rice to determine and prepare information to present to the Board at the March meeting. **Tabled.**

**Ambriz –** 2116 S. Jopin – Renovation of front yard landscape, including extending sidewalk to street and adding a sidewalk to the gate area with low voltage lighting. **Unaminously Approved.**

**XI. Augusta Ranch Website –** Brandon Anderson presented information reflecting various website proposals for the Board to review and make a decision for the “Augusta Ranch” website. Board members voted to approve awarding HOA websites and provide a thirty (30) day notice to Forty Media. The new website to include various items to promote more friendly and interactive system for the homeowners. The cost is \$750.00 for set up and monthly expenses for one year. Jeff Reynolds to check the 2007 website costs and compare to this new system. In addition, Jeff to check to see if this new website can be reflected as a link on “Rossmar & Graham” website. HOA website service agreement reviewed by Board and accepted as written. The agreement reflects a sixty (60) day trial period with satisfaction or refund. **Unanimously Approved.**

**XII. Vehicle Accidents/Damage in Community:** Jeff Reynolds obtaining bids for replacement of oleander trees damaged by a vehicle off of Warren and Neville and replacing the bench at the Neville and 96<sup>th</sup> Street traffic circle and present to the Board at the next meeting.

**XIII. Open session adjourned at 8:35 pm**

Respectfully Submitted,

Jocelyn Ross  
Recording Secretary



**MARCH**



**Augusta Ranch Community Master Association  
Board of Directors Meeting  
March 17, 2008 6:30 p.m.  
At the Mesa Police Sub-Station**

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**Attendance Roster:**

Present Susan Fischer, President	Present Mark Rees, Vice President
Present Henry Rice, Secretary	Present Sandy Clancy, Treasurer
Present James Decker, Director	Absent Rory Violette, Director
Present Brandon Anderson, Director	Present Chad Hester, Director
Present Jocelyn Ross, Rossmar & Graham	Present Mike Cowart, Director
Present Jeff Reynolds, Rossmar & Graham	

**1. Call to Order at 6:32 p.m.**

**2. Homeowner Comments:**

Carole Caraway, reported a hole in the common area traffic circle near Monterra entrance/sign location.

**3. Minutes:**

There was a motion to approve the minutes for the February 18, 2008 Board meeting as written. All Board members present voted in favor of approving. Motion carried. **Approved.**

**4. Treasurers Report:**

See attached treasurer's report for the month ending February 29, 2008. All Board members present voted to accept treasurer's report. **Approved.**

**5. Landscape/common area**

- a. **Tree/plant replacement:** There was a motion to approve the Landmark proposal for Neville location with two (2) Orange Jubilee (5 gallon) and one (1) one 36" box Fantec Ash tree for the total of \$763.32. All Board members present voted in favor of approving. Motion carried. **Approved.**
- b. **Irrigation check:** Instruct Landmark to work one (1) night to check the irrigation schedule to insure that the water is being sprinkled during the night hours.
- c. **Warren/Neville:** Instruct Landmark to replace the missing plants/trees with natal plums plants where there was a hit and run accident location.
- d. **Cox cable box:** Contact Cox to repair the damaged cox box located near the Monterra entrance location.
- e. **Bench Replacement:** Jeff to obtain cost for replacement bench from Upbeat to be similar to original bench where damaged by hit and run accident location.
- f. **Basketball Court:** Jeff to research into a product that may be able to treat a basketball court to attempt to be non-slippery if applicable.

**6. Architectural Requests:**

- a. **9622 E. Naranja – new side yard gate.** There was a motion to approve this request as submitted. All Board members present voted in favor of approving. **Approved.**
- b. **9659 E. Natal – aluminum wood open lattice patio cover.** There was a motion to approve with the stipulation that the set back from awning with wood aluminum columns were compliant with the architectural guidelines.
- c. **2263 S. Faith – Paver walk for wheelchair accessibility and stone application to garage columns.** There was a motion to table until receive measurements for this walkway, height of stone veneer for retaining wall columns and dimensions for sidewalk not more than three (3) feet wide..
- d. **9724 E. Laguna Azul – installation of a pool, raised patio installation and installation of access gate on west side of house.** There was a motion to approve the pool installation and raised patio installation as submitted. All members present voted in favor of approving. **Approved.** There was a motion to disapprove the installation of an access gate on west side of house. All Board members voted unanimously to disapprove. **Disapproved.**

- e. **2304 S. Sorrelle** – There was a motion to table this installation of sidewalk and basketball court until receive measurements for this application. All Board members present voted to table this request. **Tabled.**
- f. **9830 E. Lompoc – Change a single side load garage into an entertainment room. Remove garage door and replace with Pella 850 series French double door.** There was motion to approve this request as submitted with the stipulation that provide copy of the approval from the City of Mesa Planning Dept. All Board members present voted in favor of approving. **Approved.**

**7. Augusta Ranch Website** – New website confirmed and discussion for the website domain name. Jeff Reynolds directed to identify if Rossmar & Graham can have a link from the Rossmar & Graham website.

**8. Common Walls** -- Mike Cowart presented the powerpoint presentation concerning the perimeter block walls and the various blockwalls that are adjacent to the golf course or Association common areas that are identified by stone column pillars. These specific blockwalls to be maintained as original paint color, which is the “Augusta Ranch Blockwall Tan Fence” color. Blockwalls within lots of homeowners within these areas are the owner’s responsibility to maintain at their expense repainting to the original color. Blockwalls on owner’s properties, which are not adjacent to the golf course or Association common areas to be maintained or repainted when the house is repainted and to match the house repaint color. The Board instructed Jeff to contact Advanced Painting to discuss the maintenance paint project schedule for the arterial street entrance blockwalls off of the main thoroughfare within the community to be correct.

**9. Overnight Street Parking on Neville by Park Central:**

Due to the incapability to identify the property associated with a vehicle parking on the street on Neville, the parking patrol will discontinue placing tickets on these vehicles.

**10. Landscaping – Self help for properties instruction.** The Board instructed management to present self help recommendations for properties that are vacant with maintenance and health concerns for approval to pursue self help. The Board instructed management to present recommendations to pursue injunctive relief through the Association’s attorney for properties with maintenance and health concerns if occupied.

**11. Annual Picnic** -- Mark Rees volunteered for the chairperson of this committee if there is no one else interested in this event planning.

**12. Board Members and Committee Members** – Mark Rees presented his resignation for his position on the Board effective after the Annual Meeting in May.

**13. Crismon Ditch/ Crismon Road** – This project is delayed due to the weather rain storms. Nautilus will complete work when the weather permits. Bermuda/Winter Rye seed to be installed in this ditch area by May 1, 2008.

**14. Security Information** -- City of Mesa Police statistics available on the website for the Augusta Ranch Community. The current statistics report that the Augusta Ranch Community reflects positive effect from the increased patrol service. To obtain access to this website, go to city of mesa.org, go to police tab, then go to com stat maps, go to superstition district and click on various crimes. You can monitor the crime stats in the area on this website for your future reference.

**15. Annual Meeting** – Request for candidate letter and form to be sent with quarterly statement and then will summarize the candidates biographies and include with the Annual Meeting Notice with the ballot to be returned prior to the scheduled Annual Meeting date scheduled for May 19, 2008 at the Augusta Ranch Elementary School.

**Open session adjourned at 9:13 pm**

Respectfully Submitted,

Jocelyn Ross  
Recording Secretary

**APRIL**



**Augusta Ranch Community Master Association  
Board of Directors Meeting  
April 21, 2008 6:30 p.m.  
At the Mesa Police Sub-Station**

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**Attendance Roster:**

Present Susan Fischer, President	Present Mark Rees, Vice President
Present Henry Rice, Secretary	Present Sandy Clancy, Treasurer
Present James Decker, Director	Absent Rory Violette, Director
Present Brandon Anderson, Director	Present Chad Hester, Director
Present Jocelyn Ross, Rossmar & Graham	Absent Mike Cowart, Director
Present Jeff Reynolds, Rossmar & Graham	

**1) Call to Order at 6:32 p.m.**

**2) (Guest)s: John Biggs of Landmark Land Management Construction**

Update concerning Crismon Ditch progress -- grass seed to be planted and visible germination prior to May 15, 2008.

**3) Homeowner Comments:**

Lamar Fiet, 9552 E. Meseto, architectural variance request for artificial turf.

**4) Minutes:**

There was a motion to approve the minutes for the March 17, 2008 February 18, 2008 Board meeting with one change in paragraph #9 to place a period after vehicles and remove the words "unless violate City of Mesa ordinances". All Board members present voted in favor of approving. Motion carried. **Approved.**

**5) Treasurers Report:**

See attached treasurer's report for the month ending March 31, 2008. All Board members present voted to accept treasurer's report. **Accepted.**

**6) Tree Trimming:**

2008 Tree trimming project completed in March. Turner Tree provided an exact count of the trees included in this project, which resulted in the invoicing amount to be under budget.

**7) Landscape:**

Jeff R. to perform landscape walk with Landmark for spring replacement plants within the community on May 2, 2008. Landmark to check irrigation to the new trees replaced, broken controller on Neville, flooded box for potential damaged valve, barricades for construction site and to monitor and report any problems with overflowing in the fountain planter area to management.

**8) Fountain:**

Jeff R. working with Poolman to identify fountain overflow issue.

**9) Tot Lot:**

Tot Lot Care completed every other month service on March 12, 2008. Tot Lot provided proposed work for the park areas – Nopal/Vincent park to sift sand and install animal repellent for \$75.00; Baldwin park to install animal repellent for \$75.00; Compton park to install animal repellent for \$125.00; pressure wash Ramadas in Nopal/Vincent park for \$65.00 each; pressure wash Ramadas at Monterey/Bernard Street park for \$65.00 each. Contact contractor to repair the rubberized surface for repair in the rubberized surface that is beginning to lift at the Compton park for "up to" \$1000.00. There was a motion to approve all of the bids noted above. All Board members present voted to approve. **Approved.**

**10) Architectural Requests:**

- a) **9635 E. Lindner, repaint exterior of house.** There was a motion to approve the repaint of exterior of house per the submitted request of Dunn-Edwards Fievel for the body and Roadrunner for trim. All Board members present voted to approve. **Approved.**
- b) **2215 S. Faith, repaint exterior of house.** There was a motion to approve the repaint of exterior of house per the submitted request of Sherwin Williams Creamy White for trim, Gobi Beige for body, Dry Deck for pop-outs and Wetlands for door. All Board members present voted to approve. **Approved.**
- c) **9258 E. Monterey, repaint exterior of house.** There was a motion to approve the repaint of exterior of house per the submitted request of ICI Dulux Baked Potato for body, Cliff's View for trim and Mesa Tan for front door. All Board members present voted to approve. **Approved.**
- d) **2518 S. Bernard, repaint exterior of house.** There was a motion to approve the repaint of exterior of house per the submitted request of Dunn-Edwards Practical Tan for body, Baked Potato for pop-outs and Chic Brick for wood trim. All Board members present voted to approve. **Approved.**
- e) **9810 E. Navarro, installation of flagpole.** There was a motion to approve the installation of the flagpole with stipulation that this will be at least four (4) feet from the property line. All Board members present voted to approve. **Approved.**
- f) **2263 S. Faith, resubmitted for installation of stone veneer accents on front columns and paver walkway with dimensions this time.** There was a motion to approve the resubmittal reflecting the dimensions for installation of stone veneer to front columns and paver walkway. All Board members present voted to approve. **Approved.**

**11) Common Walls --** There was a motion as follows concerning the maintenance of block walls within the community:

- a) The Association will be responsible for maintaining the "designer walls" (those walls with stone columns) that face the Lansing/Neville/Baldwin loop to the corner where the wall turns parallel to side streets entering neighborhoods. This corner is generally indicated by changes in the color of the gravel landscape.
- b) Homeowners will be responsible for maintaining the stucco and repainting the "designer walls" facing side streets as necessary, maintaining the original texture and color.
- c) Homeowners are responsible for maintaining the stucco and repainting walls that do not have the "designer-style" stone columns that are facing streets interior to neighborhoods (including front walls). These walls are to be painted with the same color of the house and are to be repainted at the same time as repainting is done on the house.

All Board members present voted in favor of approving. Motion carried. **Approved.**

**12) Augusta Ranch Website –** Brandon is working with the original builders to obtain the respective paint color palettes for the website. Paint palette colors not provided by builders may use colors from other parcels. Jeff R. to confirm the builder name for parcel 8, 8a and 8b. There are about six or seven members that are not board members that have enrolled onto the new website to date.

**13) Crismon Ditch/ Crismon Road –**Bermuda/Winter Rye seed to be installed in this ditch area by May 1, 2008. John Biggs of Landmark reported that the irrigation system is not automatically turning on due to requirements for new timers and new controllers plus the solar controlled system takes time to evaluate, which is different in operating the system as well. John reported that 80% of the irrigation system is working from Madero to Guadalupe and only 30% of the irrigation system is working from Madero to Baseline. All new heads have been installed and directed to spray up to the curbs; in addition, checked for satisfactory coverage. Currently they have replaced five (5) valves and five (5) solenoids. Landmark will install grass seed mix by Thursday or Friday and hand water until the irrigation system is 100%. Jeff R. to check the drain opening near Bashas, which appears to be plugged under the bridge area and to address with

the respective party or if Association's landscape, pursue cleaning this out. The project along Crismon Ditch should be completed within the next three (3) weeks.

- 14) **Parking Patrol** – Jeff R. to obtain a bid from Rossmar & Graham to perform patrol service for the community. Language on the current parking tickets to be reviewed and revised. Board to evaluate and monitor the patrol time or amount of patrol during each shift to identify if a change may be required during the summer months. Discuss at the June meeting.
- 15) **Newsletter -- Susan** is compiling information for articles for the June Newsletter Publication. Any ideas or thoughts to be directed to Susan.
- 16) **Annual Meeting** – There are only two (2) candidates that submitted name to be placed on the ballot. The candidates are incumbent board members. Ballots to be sent out with notice on April 20, 2008.

**Open session adjourned at 7:45 pm**

Respectfully Submitted,

Jocelyn Ross  
Recording Secretary



**MAY**



**Augusta Ranch Community Master Association  
Board of Directors Open Meeting  
May 19, 2008  
Augusta Ranch Elementary School**

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**Attendance Roster:**

Present Susan Fischer, President  
Present Henry Rice, Secretary  
Present James Decker, Director  
Present Brandon Anderson, Director  
Present Jocelyn Ross, Rossmar & Graham  
Present Jeff Reynolds, Rossmar & Graham

Present Diane Goldammer, Director  
Present Sandy Clancy, Treasurer  
Present Rory Violette, Director  
Present Phil Pedersen, Director  
Present Mike Cowart, Director

**1) Call to Order at 9:10 p.m.**

**2) Homeowner Comments:**

Homeowner inquired about RV violation and getting permit. Mike answered/advised to forward a variance to Board.

**3) Minutes:**

There was a motion to approve the minutes for the April 19, 2008 Board meeting with one change in paragraph #11. All Board members present voted in favor of approving. Motion carried. **Approved.**

**4) Treasurers Report:**

The financial report was reviewed and accepted for the month of April. All Board members present voted in favor of approving. Motion carried. **Approved.**

**5) Management Report:**

Tot Lot completed sand sifting project.

**6) Architectural Requests:**

- a) **9842 E. Navarro, repaint exterior of house.** There was a motion to approve the repaint of exterior of house per the submitted request of Dune Edwards paint with the main body color being Picnic Table (original color), front door being Nightingale, the trim being Whole Grain and the pop outs being Wickerwork. All Board members present voted to approve. **Approved.**
- b) **2654 S. Vincent, install new double gate.** There was a motion to approve the submitted request to install double gate at the front right (north) side of the house leading into the backyard. All Board members present voted to approve. **Approved.**
- c) **9616 E. Navarro Ave, repaint exterior of house.** There was a motion to approve the repaint of exterior of house per the submitted request of Dune Edwards Enduracryl paint with the main body color being Pawnee (original color) and the trim/pop outs being Woodruff. All Board members present voted to approve. **Approved.**
- d) **9466 E. Lompoc, install concrete in front side yard east side of properties.** There was a motion to approve the submitted request. All Board members present voted to approve. **Approved.**
- e) **2312 S. Sorrelle, install artificial turf.** There was a motion to approve the submitted request. With a 5 over 4 majority the request was tabled until the board established guidelines along with Jeff Reynolds. **Request Tabled.**

**7) Agenda Items Discussed:**

- The Annual Picnic will be the last Saturday in October and there will be a costume contest.
- Photos for publication need to be updated

**Open session adjourned at 9:40 pm**

Respectfully Submitted,

Fredericka Clarke  
Recording Secretary

**JUNE**



**Augusta Ranch Community Master Association  
Board of Directors Open Meeting  
June 16, 2008  
Mesa Police Substation**

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**Attendance Roster:**

Present Susan Fischer, President	Present Diane Goldammer, Director
Present Henry Rice, Secretary	Present Sandy Clancy, Treasurer
Present James Decker, Director	Present Rory Violette, Director
Present Brandon Anderson, Director	Present Phil Pedersen, Director
Present Kathy Van Hilsen, Rossmar & Graham	Present Mike Cowart, Director
Present Jeff Reynolds, Rossmar & Graham	

**1) Call to Order at 6:30 p.m.**

**2) Homeowner Comments:**

- a) Homeowner had comments and questions regarding neighbor.
- b) Homeowner had question about maintenance painting.

**3) Minutes:**

There was a motion to approve the minutes for the May 19, 2008 Board meeting. All Board members present voted in favor of approving. Motion carried. **Approved.**

**4) Treasurers Report:**

The financial report included cash on hand, CD, reserves, income, legal, expenses, corporate taxes, and delinquent accounts. It was reviewed and accepted for the month of May. All Board members present voted in favor of approving. Motion carried. **Approved.**

Homeowner also commented on looking into putting delinquencies on Credit Report.

**5) Management Report:**

Jeff Reynolds discussed the following: Ball game event; Jeff and Sandy to meet with Accounts Receivable; bench replacement still pending; bees costing more exterminating costs; walk-through still being done with David Payan; paint project is complete; Crimson ditch walk-through is to be scheduled; newsletter publication; James to get listing of vacant homes in community; explained and presented "Operation Benevolent Heart" to board; foreclosure memo; Us Bank letter.

**6) Architectural Requests:**

- a) **9866 E. Navarro, landscaping.** There was a motion to deny request due to more information needed. All Board members present voted to deny. **Motion carried.**
- b) **9520 E. Natal, pool/wall will be temporarily taken down for installation.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
- c) **9219 E. Monterey Ave, replace garage door.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
- d) **2215 S. Faith, exterior lighting.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
- e) **2312 S. Sorrelle, install artificial turf.** There was a motion to approve the submitted request. With a 7 over 2 majority the request was approved. **Motion carried.**

**7) Agenda Items Discussed:**

- Board discussed "Resolution to Amend" Artificial Turf document. A motion was made to table until next board meeting. All Board members present voted to approve. **Motion Carried.**
- Common wall resolution explained and discussed. A motion was made to accept resolution. The motion was withdrawn. A motion was made to table until next month. All Board members present voted to table item. **Motion Carried.**
- Photos for publication were updated before and during meeting.

**Election of Officers:**

Susan Fischer, President  
Rory Violette, Vice President  
Henry Rice, Secretary  
Sandy Clancy, Treasurer

All Board members present voted to approve. **Motion carried.**

**Election of Committee Members:**

NEWSLETTER - Sue  
PICNIC - Mark and Henry  
WEBSITE - Brandon and Mike  
ARCHITECTURAL SUBMITTALS - Henry  
CRISMON AND GOLF - No members needed project complete  
VANDALISM - James  
LANDSCAPING - Rory  
WALL REPAIR - Mike  
SECURITY - Phil and Sue  
PLAYGROUND AND PARKS - Diane and Rory  
DELINQUENT ACCOUNTS - Sandy  
LIGHTING - No members needed project complete  
FOUNTAIN - Rory  
INSURANCE - Board  
FINE APPROVALS - Sandy  
XEROSCAPE - Rory and Diane

There being no further items to discuss, the open session adjourned at 8:05 pm.

Respectfully Submitted,

Fredericka Clarke  
Recording Secretary

**JULY**



**Augusta Ranch Community Master Association  
Board of Directors Open Meeting  
July 21, 2008  
Mesa Police Substation**

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**Attendance Roster:**

Present	Susan Fischer, President	Present	Diane Goldammer, Director
Absent	Henry Rice, Secretary	Present	Sandy Clancy, Treasurer
Absent	James Decker, Director	Present	Rory Violette, Director
Present	Brandon Anderson, Director	Present	Phil Pedersen, Director
Present	Mike Cowart, Director		
Present	Jeff Reynolds, Rossmar & Graham		

**1) Call to Order at 6:32 p.m.**

**2) Homeowner Comments:** 4 homeowners present

- a) Homeowner had comments and questions regarding neighbor.
- b) Homeowner had question about assessments and on collection policy. Board advised accordingly.

**3) Minutes:**

There was a motion to approve the minutes for the June 16, 2008 Board meeting, with the correction of taking Sandy off the Fountain Committee and putting Rory on. All Board members present voted in favor of approving. Motion carried. **Approved.**

**4) Treasurers Report:**

The financial report included cash on hand, CD, bank fees, reserves, income, legal, expenses, corporate taxes, and delinquent accounts. It was reviewed and accepted for the month of June. All Board members present voted in favor of approving. Motion carried. **Approved.**

**5) Management Report:**

Jeff Reynolds discussed Golf course issues which included the following: staff involvement with board; having access to resident information. Board agreed that Golf staff should only have resident information and not property; membership cards (there should be no cost). Proof of residency should include HOA bill, utility bill or driver's license.

Jeff also discussed the following: bench was put in; annual picnic (October 25<sup>th</sup> from 5 – 9 pm); playground inspection is pending a quote; crimson ditch drainage pipe; graffiti; Mr. Rees fixed solar issues; vandalism; landscaping (to do walkthrough with David Payan); Jeff to follow up on Oleander growth issue; call log; violation report; Night at the Ballpark (August 30<sup>th</sup> at 6:40 p.m.); presented HOA articles.

**Annual Picnic** by Mark Rees

October 25, 2008 from 5:00 p.m. – 9:00 p.m. with set up starting at 3:00 p.m. at Augusta Ranch Park; food to be catered by Rush Street Pizzeria and to include pizza, hot dogs and dessert; bid is \$250 under last year's; Motion was made to keep the same number of people as last year. All Board members present voted in favor of approving. Motion carried. Board to decide on Don's involvement with picnic.

**6) Architectural Requests:**

- a) **9628 E. Linder, solar panels.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
- b) **9866 E. Navarro, RV gate.** There was a motion to deny request as submitted. Design does not fit with community design. Need to resubmit with same look as community. All Board members present voted to deny. **Motion carried.**
- c) **9866 E. Navarro, Storage shed.** There was a motion to deny request as submitted. All Board members present with 4 denials, 1 approval, and 1 abstaining from vote the request was denied based on majority. **Motion carried.**
- d) **9866 E. Navarro, Front yard landscaping.** There was a motion to approve request. All Board members present voted to approve request without artificial turf and lawn ornaments.. **Motion carried.**



**Augusta Ranch Community Master Association  
Board of Directors Open Meeting  
July 21, 2008  
Mesa Police Substation**

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- e) **9545 E. Lompoc, Outside shed.** There was a motion to deny request as submitted. All Board members present voted to deny and notify homeowner to resubmit as variance, also needs to get neighbors approval and shed cannot be seen from the street. **Motion carried.**

**Paint Requests:**

There was a motion to approve all paint requests as submitted. All Board members present voted to approve. **Motion carried.**

- a) **9427 E. Kiva - paint Cliff Rock, Oat Cake, Heirloom Lace, Red Brick.**
- b) **9646 E. Nido – paint trim and pop outs Castle Hill, body remains the same**
- c) **9850 E. Natal – paint body Heirloom, pop out Buckwheat, Fascia Spartica**
- d) **9461 E. Meseto – paint Dry dock, pop out Pavilion Beige, Sun dried Tomato**

**7) Agenda Items Discussed:**

- Homeowner to e-mail Jeff regarding complaint about neighbor
  - Jeff to check on sign regulations with the city
  - Phil to be added to Solar Power Committee
  - Brandon submitted his resignation to board
  - Website - community advertising (non-profit) and community activity board
- Collection policy was discussed. Sandy made a motion to that collection policy be followed and to go to next step with collections. All Board members present voted to approve. **Motion carried.**

There being no further items to discuss, the open session adjourned at 8:55 pm.

Respectfully Submitted,

Fredericka Clarke  
Recording Secretary

**AUGUST**



**Augusta Ranch Community Master Association  
Board of Directors Open Meeting  
August 18, 2008  
Mesa Police Substation**

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**Attendance Roster:**

Present Susan Fischer, President	Present Diane Goldammer, Director
Present Henry Rice, Secretary	Present Sandy Clancy, Treasurer
Present James Decker, Director	Present Rory Violette, Vice-President
Present Phil Pedersen, Director	
Present Mike Cowart, Director	
Present Jeff Reynolds, Rossmar & Graham	

**1) Call to Order at 6:30 p.m.**

**2) Homeowner Comments:** 5 homeowners present

a) Homeowner says lots of less water being used on grass and feels that is a good thing.

**3) Guests:**

**Arizona Greens – Donald Baldwin**

Discussed and gave information about the artificial turf also showed samples to forum; 9 grades available for residential use; Donald will offer 10% off for community if they accept his bid; to get a list of front yard projects done and association information to Mike.

**Augusta Ranch Golf Club Staff – Don Rea Jr., George Collett, and Ray Dimuro**

Discussed the following: each employees job history; overview of golf course management, club and staff; changes and updates; working towards family oriented type of course; encouraging homeowners involvement/partnership, and support; goals for improvement; representing Augusta Ranch; willing to invite the landscaper to do a class on landscaping maintenance for homeowners at club; membership set-up; having meetings at the club.

**4) Minutes:**

There was a motion to approve the minutes for the July 21, 2008 Board meeting, with corrections. All Board members present voted in favor of approving. Motion carried. **Approved.**

**5) Treasurers Report:**

The financial report included cash on hand, CD, bank fees, reserves, income, legal, expenses, corporate taxes, and delinquent accounts. Sandy motion to do demand letters and stop filing liens, seconded by Jim. Motion carried by majority vote; Sandy to research collection agency as an option. It was reviewed and accepted for the month of July. All Board members present voted in favor of approving. Motion carried. **Approved.**

**6) Management Report:**

Jeff Reynolds discussed the Annual Picnic; has been reserved; will have grill, Dr. Bounce, Rush Street, DJ Ron, roll off trash receptacles, and portable restrooms (pending); Concession operators needed; Kenny to e-mail Rory/Jeff with any youths who want to volunteer; Halloween contest to be posted and Jeff to put in community corner; Insurance company charged \$250.00 to get City of Mesa included; prizes to be given out.

Phil discussed his walkthrough with Mark; 96<sup>th</sup> Street park crack bid discussed – not safety issue. Sandy motioned to delay bid until 2009, seconded by Mike. Motion unanimously carried

**7) Landscape:**

Oleanders need to be lowered; board wants another estimate on reseeding; Jeff to find out what water usage should be; Rory to meet with Landscapers regarding maintenance of community'

**8) Architectural Requests:**

**Augusta Ranch Community Master Association  
Board of Directors Open Meeting  
August 18, 2008  
Mesa Police Substation**

- a) **2509 S. Keene Street, artificial turf.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
- b) **2662 S. Vincent, paint front door.** There was a motion to approve request as submitted. All Board members present voted. **Motion was carried due to majority vote.**
- c) **2705 S. Milburn, security doors on back patio.** No action needed, due to doors being in back of home.
- d) **9866 E. Navarro, RV gate.** There was a motion to approve request due to explanation of measurements. All Board members present voted to approve. **Motion carried.**
- e) **9866 E. Navarro, security cameras.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
- f) **2442 S. Harper, build pool.** No action needed, due to being in the back of home.
- g) **9263 E. Monterey, driveway extension.** There was a motion to approve request with the stipulation that homeowner has to get permission from neighbors if done on neighbors side of property. All Board members present voted to approve. **Motion carried.**

**9) Business:**

List of contract renewal dates discussed; activity report discussed; fraud alert; notice of bank change; Jeff to follow up with Sure Pay homeowners; Security patrol need renewal, expired in June and extended on a month to month basis to August. Susan spoke with Security Company (Richard resigned). Susan negotiating service with Security Company, which is still pending; wheels being stolen; discussed security service updates, rates and hours; Jeff to get more bids; Mike gave update on website (85 members); a motion was made to drop the link of [augustaranchcma.org](http://augustaranchcma.org). All Board members present voted to approve. **Motion carried;** Henry suggested that no executive information be put in board members e-mail; board wants the open session information ahead of time; board members needed; Monty McCall must be approved by board to become a member.

There being no further items to discuss, the open session adjourned at 9:10 pm.

Respectfully Submitted,

Fredericka Clarke  
Recording Secretary

**SEPTEMBER**



**Augusta Ranch Community Master Association  
Board of Directors Meeting – Open Session  
September 17, 2007  
At the Mesa Police Sub-Station**

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**Attendance Roster:**

Present Susan Fischer, President	Present Mark Rees, Vice-president
Present Sandy Clancy, Treasurer	Present Henry Rice, Secretary
Present Chad Hester, Director	Absent Mike Cowart, Director
Present James Decker, Director	Absent Rory Violette, Director
Present Brandon Anderson, Director	Present Cydney Holter, Rossmar & Graham
Present Sandy Spaulding, Rossmar & Graham	

**I. Call to order at 6:35 p.m.**

**II. Minutes:**

Motion was made and seconded to approve the August Board meeting minutes as written and submitted.  
**Approved**

**III. Treasurer's Report:**

See attached report. Motion was made and seconded not to approve the Treasurer's Report until monies are reclassified. **Approved.**

**IV. Augusta Ranch Magazine:**

The magazine was shipped to the homeowners and the next issues articles are due on November 1, 2007. Ideas for the next magazine are photos from this year's picnic and article, block wall rotation for 2008, Holiday lights per CC&R's, what is a community manager, holiday letter, and Board member commitment articles.

**V. ADHOC Financial Committee:**

The meeting will be on October 1, 2007 at Rossmar & Graham offices. The Board of Directors will make up the ADHOC Committee. Motion was made and seconded to invite the members of the association.  
**Approved.**

**VI. Management Report:**

Playground Equipment – Tom with Dana Playground completed the inspection on September 8, 2007 and his recommendations will be here soon.

Landscape – Common Areas

- Landmark has been lowering the turf level to prepare for scalping to over-seed.
- Extra manpower is necessary to catch the trimming of the bushes. Landmark provided 10 extra men the week of September 5, 2007.
- The temperature needs to remain at or below 65 degrees at night prior to the seed being placed down.

Paint Palette – The color matching has been completed in parcel 1, 2, 6 & 7. Parcels 3 and 6 will be completed this month.

2007-2008 Leadership Center Classes – a class schedule has been included for the Board's review.

Exterminating Expanded Contract – The Board decided to let it go for now to see how the existing exterminating goes.

Vandalism – graffiti is costing about \$400 a month. Shingles on the ramada are also being damaged.

**VII. Crismon Ditch:**

Received a quote to re-do the rest of the grass area and to move the irrigation and water the grass. Placed in the Board packet for the Board to review.

For the 2008 budget, place in there \$45,000 for seed and \$20,000 for drywell.

**VIII. Patrol:**

Not much criminal damage lately. There have been a lot of arrests.

**IX. Picnic:**

Some vendor final payments are due. Need signs and banners done for the picnic. Need help to set up and tear down by Board members. Need to know by the next Board meeting who is going to help.

**X. Architectural Review:**

**Judson** – 9654 E. Keats – Paint exterior of home and re-do landscaping. The Board members voted to approve. **Approved.**

**Wendt** – 2554 S. Bristol – paint front door and house. The Board members voted to disapprove due to the fact that is not compatible with the community. **Disapproved.**

**Rojas** – 2462 S. Sorrelle – Enclose existing patio. The Board members voted to approve. **Approved.**

**Ginakes** – 9365 E. Kilarea – Walkway. The Board members voted to table until next month.

**XII. Open session adjourned at 7:38 pm.**

Respectfully Submitted,

Sandy Spaulding  
Recording Secretary

**Augusta Ranch Community Master Association  
Board of Directors Open Meeting  
September 15, 2008  
Mesa Police Substation**

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**Attendance Roster:**

Present Susan Fischer, President	Present Diane Goldammer, Director
Present Henry Rice, Secretary	Present Sandy Clancy, Treasurer
Present James Decker, Director	Present Rory Violette, Vice-President
Present Phil Pedersen, Director	
Present Mike Cowart, Director	
Present Jeff Reynolds, Rossmar & Graham	

- 1) **Call to Order at 7:35 p.m.**
- 2) **Homeowners:** 3 homeowners present
- 3) **Guests:**

**Bolt Security** – Diana Zellers

Discussed and gave brief overview of their company which included: business operation (ticketing, guards, technology (GPS), patrolling).

**APS** – Francois Perreault

Discussed and gave brief overview of their company which included: business operation (ticketing, guards, technology (GPS), fees, patrolling).

**Community Action** – Bryan McAfee

Discussed and gave brief overview of their company which included: improving the operation of their business (ticketing, guards, technology (GPS), patrolling); making improvements

- 4) **Minutes:**

There was a motion to approve the minutes for the August 18, 2008 Board meeting, with corrections. All Board members present voted in favor of approving. Motion carried. **Approved.**
- 5) **Treasurers Report:**

The financial report included cash on hand, CD, income, legal, expenses, corporate taxes, profit loss, budget, and delinquent accounts. Sandy motion to do demand letters and stop filing liens, seconded by Jim. Motion carried by majority vote; Sandy gave brief overview of collection agency options. It was reviewed and accepted for the month of August. All Board members present voted in favor of approving. Motion carried. **Approved.**
- 6) **Management Report:**

Jeff Reynolds discussed the Annual Picnic; was announced and put on website and statements; get flyer for Rush Street to distribute; Susan to follow up on getting extra security guards; also discussed the following: graffiti, Tot Lot inspection, and budget
- 7) **Architectural Requests:**
  - a) **2256 S. Faith, same color.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
  - b) **9328 E. Milagro, repaint, Crushed Stone, Dry Outpost and Chocolate Chunk.** All Board members present voted to approve. **Motion carried.**
  - c) **9832 E. Keats, repaint front door, off-white.** There was a motion to approve the request. All Board members present voted. Request was approved by majority vote. **Motion carried.**
  - d) **9831 E. Lompac Ave., stain front sidewalk and driveway.** There was a motion to approve request with the stipulation that the paint not be on sidewalk, only on driveway. All Board members present voted to approve. **Motion carried.**



**Augusta Ranch Community Master Association  
Board of Directors Open Meeting  
September 15, 2008  
Mesa Police Substation**

- e) **9629 E. Keats, glass etching in front door,** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
  - f) **9903 E. Monterey, expand side gate from 4' to 8' wide, build pool.** There was a motion to approve request with the stipulation that must get neighbors approval and put pillars back in. All Board members present voted to approve. **Motion carried**
  - g) **9832 E. Keats, replace 2 large cacti with aloe and shrubs.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
  - h) **9832 E. Keats, install security screen on front entrance.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
- 8) **Website Update:** August had 225 visitors, September had 118 visitor.
- 9) **Business:**
- Budget process explained and discussed. Board scheduled Budget Meeting for Monday, October 6, 2008 at 6:30 p.m. at Rossmar & Graham in Mesa.
  - Discussed collection options: (Pros & Cons) Maxwell and Morgan, Brown Law Group, Collection Agencies (4) ACCS, TCS Inc., Corp. Collections Int'l., and Vericheck.
  - Board requested a report from the Attorney and Rossmar & Graham and wants a 3 year report within 30 days.
  - Susan motioned to keep Community Action as preferred security company at \$6,430.00 per month. Board members present voted to approve. **Motion carried.**
  - Susan mentioned that there are homeowners who are interested in being on the board and the board will make a decision by the next meeting.

There being no further items to discuss, the open session adjourned at 9:50 pm.

Respectfully Submitted,

Fredericka Clarke  
Recording Secretary

**OCTOBER**



**Augusta Ranch Community Master Association  
Board of Directors Open Meeting  
October 20, 2008  
Mesa Police Substation**

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**Attendance Roster:**

Present Susan Fischer, President	Present Diane Goldammer, Director
Present Henry Rice, Secretary	Present Sandy Clancy, Treasurer
Present James Decker, Director	Present Rory Violette, Vice-President
Present Phil Pedersen, Director	Present Monty McCall, Director
Present Mike Cowart, Director	
Present Jeff Reynolds, Rossmar & Graham	

**1) Call to Order at 6:35 p.m.**

**2) Homeowners:** 9 homeowners present

- Mrs. Green- requested decision on architectural request for painting home. Board motioned to approve the request. All Board members present voted to approve. **Motion carried.**
- Mark Rees – Discussed picnic information which included confirming board volunteers, as well as Rossmar and Graham staff and their arrival times; gave brief overview of pros and cons of landscaping company and Rossmar and Graham as a property management company.
- Homeowner – had inquiry on dues balance of a home that's up for auction, also asked about solar water heater. Board answered accordingly.

**3) Board vacancy candidates**

- Chris Otterson – addressed the board and gave a verbal biography.
- Paul Crowley – absent – Rory read his biography
- Monty McCall – addressed the board and gave a verbal biography.
- All Board members present voted and with a majority vote, Monty McCall was voted in for the open board position.

**4) Minutes:**

There was a motion to approve the minutes for the September 15, 2008 Board meeting. All Board members present voted in favor of approving as submitted. **Motion carried.**

**5) Treasurers Report:**

The financial report included cash on hand, CD, income, legal, expenses, corporate taxes, profit loss, budget, and delinquent accounts. Sandy is working with Maxwell and Morgan; explained the collection process to Monty; inquiry on delinquent account was tabled until executive session. The report was reviewed and accepted for the month of September. All Board members present voted in favor of approving. **Motion carried.**

**6) Management Report:**

Jeff Reynolds discussed the Annual Picnic; conversation with The Palms; the publication (to include budget); vandalism; presentation for landscapers (4) bids (to attend next board meeting); reviewed handouts; Susan made a recommendation to send David (Landscape) a gift certificate for \$100.00 for assisting a homeowner with dog attack. All Board members present voted in favor of approving. **Motion carried.**

**7) Budget Approval -** The motion to approve the maximum allowable annual assessment of \$726.72; effective as of January 1, 2009 was approved by the Board of Directors at duly called meeting or by written action on October 20, 2008. The actual assessment amount will be \$611.84 per year as approved by Board, which will be in effect as of January 1, 2009. Single family (non-cluster) homes; \$152.96/quarter; cluster homes; \$76.48/quarter; condominiums; \$76.48/quarter.

8) **Architectural Requests:**

- a) **9337 E. Milagro, paint home, same color.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
- b) **9517 E. Meseto, paint home, Nevada Sand and Aristocrat.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
- c) **2462 S. Bristol, paint fence original color.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
- d) **9363 E. Nopal, paint home, Rustic Taupe and Baked Potato.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
- e) **9866 E. Navarro, install artificial turf.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
- f) **2630 S. Vincent, vertical shades.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
- g) **9455 E. Merseto, solar panels.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
- h) **9530 E. Los Lagos Vista, driveway extension.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
- i) **2250 S. Duval, install a golf net in the backyard.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
- j) **2224 S. Sorrelle, remodel garage door.** There was a motion to approve request with the stipulation that if it's a live in space they have to get permission from the City and it has to be the same color as the home. All Board members present voted to approve. **Motion carried.**

9) **Website Update:** September 228 visitors; 133 members

10) **Rossmar and Graham contract** - Contract discussed. All Board members present voted to approve. **Motion carried.**

11) **Business:**

- Monty to assist Sandy
- Monty requested that Jeff get analysis of landscaping needs.

There being no further items to discuss, the open session adjourned at 8:22 pm.

Respectfully Submitted,

Fredericka Clarke  
Recording Secretary

**NOVEMBER**



**Augusta Ranch Community Master Association Augusta Ranch Community Master Association**  
**Board of Directors Open Meeting**  
**November 17, 2008**  
**Mesa Police Substation**

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**Attendance Roster:**

Present Rory Violette, Vice-President	Present Diane Goldammer, Director
Present Sandy Clancy, Treasurer	Present Phil Pedersen, Director
Present Henry Rice, Secretary	Present Monty McCall, Director
Present James Decker, Director	Present Mike Cowart, Director
Present Jeff Reynolds, Rossmar & Graham	

**1) Call to Order at 6:30 p.m.**

**2) Homeowners:** 3 homeowners present  
Homeowner – had inquiry on watering of grass. Board answered accordingly.

**3) Minutes:**

There was a motion to approve the minutes for the October 20, 2008 Board meeting. All Board members present voted in favor of approving as submitted. **Motion carried.**

**4) Treasurers Report:**

The financial report included cash on hand, CD, income, legal, expenses, corporate taxes, profit loss, budget, and delinquent accounts. Rossmar and Graham have improved significantly regarding delinquent account processing. Next years audit includes CPA bids. All board members present voted in favor of continuing service with Mark Rees (CPA) for next year. After the report was reviewed, it was accepted for the month of October. All Board members present voted in favor of approving. **Motion carried.**

**5) Management Report:**

Jeff Reynolds discussed the following: publication was sent out; substation may not be available for 2009; will check with golf course on having meetings; Phil to continue receiving patrol reports; Monterra subdivision ask for assistance with paying for signage water proof light which costs \$533.00. All board members present voted in favor of paying estimate #82 (\$533.00). **Motion carried;** Board requests that violation letters be more specific as to notifying the homeowners that they need to respond to the first letter of a violation to potentially avoid further action.

**6) Landscaper Presentations:**

Augusta Ranch Golf Course – Dan Rea and Wes Osborn

Discussed their proposal; expressed advantages of having golf course staff do landscaping; gave brief overview of staff; board had inquiries regarding the contract (pricing, post-emergent, irrigation) and on staff experience and set-up. The presenters answered accordingly.

Desert Systems Landscape – Kevin Martin, Denise Frasier, and Jason Pobins

Gave a brief overview of their company which included history, locations and business operation; facilitation of water conservation program was explained; board had inquiry on irrigation. The presenters answered accordingly.

Landmark Land Management – Mike Jensen and David Payan

Gave brief overview of history, operations, and advantages of service; discussed importance of relationship; board had inquiry on contract (post/pre-emergent, pricing, fertilization, and irrigation). The presenters answered accordingly.

**7) Website** – currently 164 visitors.

**8) Solar Ramada update** – secure lids to be put in; others to be replaced.

9) Architectural Requests:

- a) **2462 S. Bristol, paint home, same as original color.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
- b) **2031 S. Alicia, paint home, same as original color.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
- c) **9740 E. Laguna Azul, install artificial turf.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
- d) **9627 E. Nido, construct a sidewalk in the side yard.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
- e) **2203 E. Keene, playground in back yard.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**

10) Open board position:

There was a motion to vote Chris Otterson onto the board. All Board members present voted in favor to approve. **Motion carried.**

There being no further items to discuss, the open session adjourned at 9:13 pm.

Respectfully Submitted,

Fredericka Clarke  
Recording Secretary