

Augusta Ranch Homeowners Association



Board Meeting Minutes 2009

JANUARY - NOVEMBER 2009

Augusta Ranch

JANUARY



**Augusta Ranch Community Master Association
Board of Directors Open Meeting
January 19, 2009
Mesa Police Substation**

Attendance Roster:

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

- 1) **Call to Order at 6:30 p.m.**
- 2) **Homeowners:** 2 homeowners present
Mark Cox – Lot 52: Expressed concerns regarding height of wall in backyard. Mark requested to have the low portion of exterior wall raised. Board to investigate options.
- 3) **Minutes:**
There was a motion to approve the minutes for the November 17, 2008 Board meeting. All Board members present voted in favor of approving as submitted. **Motion carried.**
- 4) **Treasurer's Report:**
The financial report included cash on hand, CD, income, expenses, profit loss, and delinquent accounts. After the report was reviewed it was accepted for the month of November. All Board members present voted in favor of approving. **Motion carried.**
- 5) **Management Report:**
Jeff Reynolds discussed the following: next month's meeting at substation; not sure about following month, insurance, (Board voted to renew with Labarre/Oksnee for 2009 commencing on 1-26-09), Bankruptcy seminar by Ekmark & Ekmark and seminar on Fiduciary Duty by Maxwell & Morgan, Augusta Ranch newsletter, landscaping and patrol company.
- 6) **Website Update** – currently 165 visitors.
- 7) **Solar Ramada Update** – batteries have been removed in order to be charged; poles being installed to deter the theft of the solar panels.
- 8) **Architectural Request:**
 - a) **2113 S. Drexel Circle, paint garage.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
 - b) **9447 E. Lompoc Ave., install grass and curbing.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**

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9) Business:

Monty McCall asked permission from the Board to have a meeting with the irrigation technician to determine what the Board can do to speed up the upgrading of the irrigation system in order to cut water cost. All Board members present agreed that Monty should meet with the irrigation technician.

Request approved.

There being no further business to discuss, the open session adjourned at 7:42 p.m.

Respectfully Submitted,

Michelle D. Phillips

Recording Secretary

**Augusta Ranch Community Master Association
Board of Directors Open Meeting
January 18, 2009
Augusta Ranch Clubhouse**

Attendance Roster:

Present	Rory Violette, President	Present	Phil Pedersen, Director
Present	Monty McCall, Vice President	Present	Gary Bever, Director
Present	Sandy Clancy, Treasurer	Present	Diane Goldammer, Director
Present	Henry Rice, Secretary	Present	Dorian Eaton, Director
Present	James Decker, Director	Present	Kamin Havens, Rob Felix Rossmar & Graham

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

2) **Homeowners:** 5 homeowners Present

Don Rea Jr. – Discussed the fence repair on the golf course side. There is \$250,000 in escrow for fence repair. He has been working closely with previous owner to paint the block and some area of the wrought iron. He has done a couple sample pieces and is proposing to paint block wall with gritty paint, paint 10 panels of wrought iron electrostatically. All to match existing color.

3) **Minutes:** A motion was made to approve the minutes for the November 16, 2009 board meeting. All board members present voted and with majority vote minutes were approved. Motion carried.

4) **Treasurer's Report:**

The financial report included cash on hand, income, legal, expenses, reserves, budget, delinquent accounts, Profit/loss YTD. All board members present voted in favor of approving November and December financials. Motion carried.

5) **Management Report:**

Kamin Havens discussed the pending action items on the manager's report. Will get together with Monty to see where each action item stands. Rossmar and Graham employees left the room while the board discussed the management contract.

7) **Irrigation Update:**

Monty discussed the landscape and irrigation list for 2010; this plan is to improve the quality and look of the landscaping and at same time stay within the constraints of the 2010 budget and the State Mandated Water Allocation. The plan still needs a few revisions but is heading in the right direction. All board members present voted and with the majority vote the Alicia broken wall proposal was approved. Motion carried.

8) **Website/Publication:** Diane discussed the magazine and that it should be published

soon. It was sent in Dec. 27th for publishing. Need to ask Valhalla Holdings on how we can contract for advertising to bring down the cost to the association. Augusta Ranch Domain name has been renewed for 2 years.

- 9) **Security/Solar Panels** – Phil discussed the backflow cages by the Baldwin bus stop. All board members present voted in favor of approving repairing the broken lock. Motion carried. Phil also discussed the conduit wiring needs to be replaced and the fake rock needs to be installed. Need to order 6 parts for the solar panel for the lights to work in the park.

10) **Architectural Requests:**

There was a motion to approve the following requests per Henry's recommendation. All board members voted to approve all requests. Motion unanimously carried.

- a. 9627 E. Nido Ave – Paint home exterior
- b. 9506 E. Monterey Ave – Construction of Ramada and Gazebo in Backyard w/stipulations. Stipulations: Stucco and tile need to match the home.

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

Respectfully submitted,

Kamin Havens
Community Manager

FEBRUARY



**Augusta Ranch Community Master Association
Board of Directors Open Meeting
February 16, 2009
Mesa Police Substation**

Attendance Roster:

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

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

2) Homeowners: 2 homeowners present

- Homeowner #1 – Commented on concerns about parking issue (in front of his home). And homeowners who run businesses out of their home. Jeff discussed update on violation regarding that issue; also inquired about artificial turf compliance; Homeowner and board had discussion on this matter and gave answers accordingly.
- Homeowner #2 – had no comments

3) Guest: David Payan of Landmark Landscaping

- Discussed purpose of visit and gave overview of status on landscaping of community (clocks, turf, granite, etc...); informed board of clock issue; not solenoids or under warranty; presented color coded map of location of clocks; requested that board replace the old clock with new ones due to them becoming obsolete; technical difficulties; how many need to be replaced (3 – 4000); how replacement can be looked upon as a preventative measure; board requested recommendation of issues from David to be given to board;
- Fertilization - presented a new fertigation system that saves water; explained procedure of system and cost.

4) Minutes:

There was a motion to approve the minutes for the January 19, 2009 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; collections a little higher; money is being put back into reserves The report was reviewed and accepted for the month of January. All Board members present voted in favor of approving. **Motion carried.**

6) Management Report:

Jeff Reynolds discussed the following: upcoming Annual Membership Meeting; there are 3 open positions, request for candidates have been sent out, room at Augusta Elementary school has been set up; fake rocks are being put on playground; water bills are being tracked every month; monthly activity report reviewed – weeds are becoming an issue; David is doing landscape/maintenance report; wall painting project; damaged water boxes; letter from Andrew M. Hull (Representative for the Palms at Augusta Ranch) – hold on response, to be researched by Sandy; crime states - advised of VIPS by Henry; board requested that top paragraph be eliminated for community regarding burglaries; postage rate change notice; pancake breakfast; tradeshow; leadership center (courses); community map revised. All Board members present voted in favor of approving. **Motion carried.**

7) Website Update – 175 members; discussed the ability to browse website activities with out having to login. Mike to follow up.

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- 8) **Solar Update** – Battery boxes have been modified; pending securing; solar poles have been secured.
- 9) **Architectural Requests:**
- a) **2210 S. Duval, paint home, original colors.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
 - b) **9450 E. Kiva, paint home, Divine White and Latte.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
 - c) **2422 S. Sorrelle, paint fence, Yorkshire Brown.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
 - d) **9365 E. Kilarea, paint home, original colors.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
 - e) **9368 E. Lompoc, driveway extension.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**

There being no further items to discuss, the open session adjourned at 8:25 pm.

Respectfully Submitted,

Fredericka Clarke
Recording Secretary

MARCH



**Augusta Ranch Community Master Association
Board of Directors Open Meeting
March 16, 2009
Mesa Police Substation**

Attendance Roster:

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

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

2) Homeowners: 0 homeowners present

3) Guest:

Tracy Artman – President of Suncrest

- Discussed repair/replacement of wrought iron fence. Phillip and Monty to do a review of fence and get back with the board on analysis.

David Payan of Landmark Landscaping

- Monty discussed water usage which included a statement from the City regarding the community's excessive use of water. Monty stated he would attach an addendum in response with the city's form. Rory expressed having lawyer review form before signing. Also discussed maybe changing grass to gravel.
- David discussed new fertigation system that saves water; explained procedure of system and cost; to get proposal on grass to gravel by Friday, March 20, 2009; discussed landscaping proposal, Phillip motioned to accept bid of \$5,791.00 from Landmark, Mike seconded. All Board members present voted in favor of approving. **Motion carried.**

4) Minutes:

There was a motion to approve the minutes for the February 16, 2009 Board meeting with correction to take out homeowner's names. 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; significant savings in landscaping; saved on tree-trimming contract; discussed paint contract; upward trend on collectibles; \$3,500.00 a month is being put back into reserves The report was reviewed and accepted for the month of February. All Board members present voted in favor of approving. **Motion carried.**

6) Management Report:

Jeff Reynolds discussed the following: questionnaire for reserve study is pending; activity report; Tot Lot inspection. All Board members present voted in favor of approving. **Motion carried.**

7) Website Update – users increasing (185); discussed the ability to browse website activities with out having to login still pending.

8) Solar Update – added security nuts.

9) Architectural Requests:

- 2631 S. Bristol, paint home, Fievel and Darkness Doe.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
- 9332 E. Kiva, paint home, original colors.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
- 2556 S. Keene, paint home, Wood Lake (DE6075).** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**

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- d) **9866 E. Navarro, driveway extension.** There was a motion to move this request to executive session. All Board members present voted to move request to executive session. **Motion carried.**
- e) **9622 E. Keats, install a flag pole.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**
- f) **9611 E. Monterey, addition and driveway extension.** There was a motion to approve request with the stipulation that must get letter from neighbor. All Board members present voted to approve with stipulation. **Motion carried.**
- g) **2722 S Vincent, increase width of gated to 8 feet.** There was a motion to approve request as submitted. All Board members present voted to approve. **Motion carried.**

There being no further items to discuss, the open session adjourned at 8:00 pm.

Respectfully Submitted,

Fredericka Clarke
Recording Secretary

APRIL



**Augusta Ranch Community Master Association
Board of Directors Open Meeting
April 20, 2009
Mesa Police Substation**

Attendance Roster:

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

1) Call to order at 6:30 p.m.

2) Homeowners: 1 homeowner present

3) Minutes: There was a motion to approve the minutes for the March 16, 2009 board meeting. All board members present voted in favor of approving as submitted . Motion carried.

4) Treasurer's Report:

The financial report included cash on hand, income, legal, expenses, reserves, budget,, and delinquent accounts. Rory would like the financials reviewed at the Annual Meeting in May. Results for old accounts with credit balance was passed out to board. Phil motioned to accept Sandy's 5 steps on credit balance solution. Phil withdrew his motion. Sandy to verify if credit balances are collectable. Jeff to find out about statues in collecting credit balances. All board member present voted in favor of approving. Motion carried.

5) Management Report:

Jeff Reynolds discussed the following: Will have bids for next meeting for Reserve Study; Suncrest fence is complete; highlighting 2nd notice and hearing on violation letters; board would like terminology changed on violations - Jeff to follow up; Gabes landscape reports; Tot lot inspeciton report; reviewed The Palms response letter from Attorney; Monty motion to send letter as written, seconded by Sandy. All board members present voted in favor of approving. Motion carried; discussed self help - Monty motioned that Jeff verify that homes are vacant before using Self Help Program, seconded by Sandy. All board members present voted in favor of approving. Motion carried.; James motioned that plant be put by homeowners wall with homeowner approval, seonded by Mike. All board members present voted in favor of approving. Motion carried.; Jeff to preparation 5 year plan; board doesn't want wall painting done for this year.

6) Website Update: 194 members; activity going up from month to month

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7) **Long Term Irrigation/Water Plan:** Board reviewed report; Monty gave a brief overview; 2008 46(\$21,936) 2009 - January, February, and March - 5,113,000 gals (\$13,072); saved 3,253,000 gals - \$8,864 from 2008 and \$42,611 from Budget; Monty to get bid on Guadalupe and Baldwin Park on clocks.

8) **Architectural Requests:**

There was a motion to approve the following requests as submitted. All board members voted to approve. Motion carried.

- a. 2733 S. Fath St., paint home Sandal and Sand Dune
- b. 2740 S. Milburn, paint trim and garage door Chocolate Curl
- c. 9653 E. Natal, paint home Lyndhurst Stone, Lyndhurst Mushroom, and Winter Delta
- d. 2219 S. Duval, paint home Warm Earth and Classic Taupe
- e. 9764 E. Kiva, paint home Sabrina, White and Zanzibar Spice
- f. 9746 E. Meseto, paint home Opal and Rock Canyon
- g. 2740 S. Milburn, extend fence between 2740 S. Milburn and 2746 S. Milburn - *Colors of paint has to match bother houses.*
- h. 9736 E. Navarro, artificial turf
- i. 2446 S. Sorrelle, artificial Turf
- j. 9816 E. Knowles, security screen door
- k. 9738 E. Lobo, install a basketball hoop

There being no further items to discuss, the open session adjourned at 8:47 p.m.

Respectfully submitted,

Fredericka Clarke
Recording Secretary

MAY



JUNE



**Augusta Ranch Community Master Association
Board of Directors Open Meeting
June 15, 2009
Mesa Police Substation**

Attendance Roster:

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

- 1) **Call to order at 6:30 p.m.**
- 2) **Homeowners:** 1 homeowner, 1 visitor (Rossmar board member) present
- 3) **Guest:** Mark Reese – Discussed parking enforcement of recreational vehicles. Requested the board change/amend parking enforcement to follow the City of Mesa code. Board viewed and discussed his suggestions. Jeff to research the rules and follow up. Phil motioned to have Jeff amending/re-write the parking guidelines, seconded by Diane. Motion unanimously carried. Michael made a motion to temporarily suspend the current parking violations regarding recreational vehicles until the rules and regulations are reviewed and a decision is made, seconded by Jim. Motion unanimously carried.
- 4) **Minutes:** There was a motion to approve the minutes for the April 20, 2009 board meeting. All board members present voted in favor of approving as submitted. Motion carried.
- 5) **Treasurer's Report:**
The financial report included cash on hand, income, legal, expenses, reserves, budget, and delinquent accounts. Collection costs are running a little high, but finances are in good standing. All board members present voted in favor of approving. Motion carried.
- 5) **Management Report:**
Jeff Reynolds discussed the following: Doing a walk through for paint bids; met with City of Mesa neighborhood Services; Annual picnic to be week before Halloween (October 24, 2009); Tot lot completed June work; Self Help utilized by community members; James to meet with Jeff to finalize verbiage of violation letter; Jeff to follow up on Reserve Study; To follow up on board terms.
- 6) **Website Update:** 207 members. Website information needs to be updated, Mike to follow up.
- 7) **Solar Update:** Everything working well. Ordered spare replacement panel to

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replace broken one.

- 8) **Irrigation Update:** Planted some trees on baseline. Add rotators along Ellsworth; discussed renovations to community landscaping and watering system. Jeff and Monty went to the State Water board; Jeff to follow up; reviewed handout; discussed rotators (have 5 year warranty). Presented bids; James motioned to approve all 3 bids, seconded by Michael. Motion unanimously carried.
- 9) Jeff and Diane to have next publication out. Board to review before distribution.

10) Architectural Requests:

There was a motion to approve the following requests as submitted per Henry's recommendation. All board members voted to approve. Motion carried.

- a. 9638 E. Naranja, paint home Coffee
- b. 9616 E. Navarro, tint south facing windows
- c. 9912 E. Laguna Azul, install a solar water heating system
- d. 9418 E. Kiva, Driveway extension
- e. 9638 E. Keats, install a trampoline
- f. 9449 E. Ave, Side gate
- g. 2252 S. Drexel Cir., Extend driveway
- h. 9835 E. Nopal, landscaping
- i. 2356 S. Sorrelle, driveway extension

11) Assignment of Board Officers/Committee:

President: Rory Violette (Landscaping, Fountain)
Vice President: Monty McCall (Landscaping, Xeroscape)
Secretary: Henry Rice (Architectural submittals)
Treasurer: Sandy Clancy (Delinquent accounts)
Director: Phil Pedersen, Director (Vandalism, Playground and parks, Lighting, Security)
Director: Chris Otterson (Picnic)
Director: Diane Goldammer (Newsletter, Xeroscape)
Director: Mike Cowart, Director (Website, Wall repair)
Director: James Decker (Fine approvals)

There being no further items to discuss, the open session adjourned at 8:49 p.m.

Respectfully submitted,

Fredericka Clarke
Recording Secretary

JULY



**Augusta Ranch Community Master Association
Board of Directors Open Meeting
July 20, 2009
Mesa Police Substation**

Attendance Roster:

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

- 1) **Call to order at 6:30 p.m.**
- 2) **Homeowners:** None
- 3) **Guest:** None
- 4) **Minutes:** There was a motion to approve the minutes for the June 15, 2009 board meeting. All board members present voted in favor of approving as submitted. Motion carried.
- 5) **Treasurer's Report:**
The financial report included cash on hand, income, legal, expenses, reserves, budget, and delinquent accounts. Saving in water; earned interest on CD; above budget. All board members present voted in favor of approving. Motion carried.
- 5) **Management Report:**
Jeff Reynolds discussed the following: Transfer and Disclosures; newsletter articles; picnic (October 24, 2009 from 5:00 p.m. – 9:00 p.m.); playground equipment; paint project; landscape report (Self Help); vandalism report; Maxwell and Morgan; Sandy went over Reserve Study research spreadsheet. Sandy motioned to approve proposal from Great Boards Reserve Study, seconded by Monty. All board members present voted in favor of approving. Motion carried.
- 6) **Annual Picnic Update:**
Chris discussed and reviewed with the board the picnic phases and passed out a spreadsheet; Jim to follow up with Golf staff on moving picnic.
- 7) **Website Update:** Approximately 221 members.
- 8) **Solar Update:** Rock covering needs to be replaced; repaired Ramada light.
- 9) **Irrigation Update:** Discussed improving irrigations system; monitoring system; good turf management. Philip motioned to approve the Aeration quote, seconded by Sandy. Presented bids; James motioned to approve all 3 bids, seconded by Michael. Motion unanimously carried.

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10) Architectural Requests:

There was a motion to approve the following requests as submitted per Henry's recommendation. All board members voted to approve. Motion carried.

- a. 9302 E. Madero Ave, paint home
- b. 9913 E. Lompoc Ave, paint home
- c. 9746 E. Meseto Ave., paint home
- d. 9740 E. Natal Ave., paint home
- e. 9555 E. Lindner Ave., paint home
- f. 9723 E. Knowles, paint home
- g. 2455 S. Bristol, paint home
- h. 9653 E. Nido Ave. Install a satellite dish
- i. 9913 E. Lompoc Ave., Add a row of concrete blocks to fence bordering Sorrelle
- j. 9560 E. Navarro Ave., install a Heartland storage shed and install a satellite dish
- k. 9665 E. Laguna Azul Ave., landscaping and irrigation system
- l. 9665 E Naranja Ave., driveway extension and basketball hoop

11) Board discussed and reviewed violation letter revisions; Jeff to follow up with correction.

There being no further items to discuss, the open session adjourned at 8:15 p.m.

Respectfully submitted,

Fredericka Clarke
Recording Secretary

AUGUST



SEPTEMBER



**Augusta Ranch Community Master Association
Board of Directors Open Meeting
September 21, 2009
Mesa Police Substation**

Attendance Roster:

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

- 1) **Call to order at 6:30 p.m.**
- 2) **Homeowners: 1**
- 3) **Minutes:** Phil made a motion to approve the minutes for the August 17, 2009 board meeting, seconded by Rory. All board members present voted in favor of approving as submitted. Motion carried.
- 4) **Treasurer's Report:**
The financial report included cash on hand, income (over budget), legal, expenses, reserves, budget, and delinquent accounts (still high). All board members present voted in favor of approving. Motion carried.
- 5) **2010 Budget:**
Sandy passed out draft and board discussed/reviewed. Budget meeting is scheduled for Monday, October 12th at 3:00 p.m.
- 6) **Management Report:**
Jeff Reynolds discussed the following: Fall publication; website; going green; Board would like to wait until next quarter to contribute to the Community Spotlight article; City will paint curbs red; did 3 walkthroughs for paint project; patrol company rate not increasing; Phil motion to approve Patrol company contract, seconded by Monty. All board members present voting in favor of approving. Motion carried; Diane and Jeff to contact Valhalla Publications regarding cost savings; basketball nets replaced; Tot lot.
- 7) **Irrigation Update:**
Monty discussed water usage and savings; Turner Tree says trees are maturing; homeowners are to be notified of overgrown trees; asked for quote on rip rap for ditch.
- 8) **Website Update:** Diane discussed updated website information which included: security of certain items; advertisement; publication (to be viewed by board before publishing); Holiday Light Party update; wants D.J. to announce Party event during picnic.

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9) **Solar Update:** Damaged backflows were discovered and repaired; suggested cages for backflow valves; battery boxes have been tampered with; Rory requested a bid for backflow cage (\$600).

10) **Annual Picnic:** A handout was distributed; 40 volunteers needed; Jeff to get estimate on postcard flyers.

11) **Reserve Study:**

Sandy passed out overview and board reviewed/discussed.

12) **Architectural Requests:**

There was a motion to approve the following requests per Henry's recommendation.

- a. 9449 E. Los Lagos Vista, Xeroscape front yard, by majority vote, request was approved.
- b. 9831 E. Lompoc, install security door, all board members voted to approve
- c. 9455 E. Kilarea Ave., Paint Home, with request for Red door removed, request was re-submitted with request for only the Body and Trim, by majority vote, request was approved.
- d. 9435 E. Kilarea, Paint home same as existing colors, all board members voted to approve

There being no further items to discuss, the open session adjourned at 8:25 p.m.

Respectfully submitted,

Fredericka Clarke
Recording Secretary

OCTOBER



**Augusta Ranch Community Master Association
Board of Directors Open Meeting
October 19, 2009
Mesa Police Substation**

Attendance Roster:

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

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

2) **Homeowners:** 3 and 1 homeowner from different HOA – Jeff Salman

3) **Guests:**

Gary and Bryan MacAffee - Community Action Security

Discussed the following: patrol period (7:30 pm – 5:30 am); parking enforcement; theft of solar panels; increasing patrol officers; presented signs for detouring crime at entrances; asked for board assistance; Approximately 17 -35 parking violations a day; brought in more patrol officers to high crime areas; Monty commented on spending time in neighborhoods versus common areas and was advised it's balanced out between the two; Rory stated school break periods should be given to patrol company because that's when crime is at it's peak; Mark advised board of patrol procedure; Phil wants to revise report and add that all solar panels be checked and documented before and at the end of routes; Brian advised why thieves were able to get away with solar panels; Mark advised patrol company to start checking for identification.

Mark Rees – Mesa Police Department

Discussed the following: Solar panel thefts – are being stolen for scrap; poles to scrap and copper wiring being stolen; solar panels being sold; want to put audible alarm on solar panels and need at least two big panels; All board members present voting in favor of approving to get 2 replacement panels to begin the process. Motion unanimously carried. Crismon Ditch – silt build up; silt has to be removed from concrete aprons; grass has been mowed high as advised; pop bottle bombs; ground cover not being maintained – Monty to follow up; Picnic – Adult volunteers meet at 2:00 p.m.; Youth volunteers at 4:30 p.m.; Jeff to get starburst signs; coupons needed for “Find a Phrase” winner.

4) **Minutes:** All board members present voted in favor of approving with corrections the September 21, 2009 minutes. Motion carried.

5) **Treasurer's Report:**

The financial report included cash on hand (Positive), income (over budget), legal, expenses (over budget), reserves, budget, delinquent accounts (Good), Profit/loss YTD (Positive); Financial highlights will go to website. All board members present voted in favor of approving. Motion carried.

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5) 2010 Budget:

- All board members present voting in favor of approving to accept 5% increase minus the picnic expense (\$14,628.00). Motion denied by majority vote.
- All board members present voting in favor of approving to accept 5% increase in assessments. Motion denied by majority vote.
- All board members present voting in favor of approving to have no increase, in assessments. Motion accepted by majority vote (4 over 3).
- Reserve study briefly discussed

6) Management Report:

Jeff Reynolds discussed the following: new Administrative Assistant, Matthew Renfro; Fall publication; website; self help; signs came in; volley ball nets; movie in the park; CPA –All board members present voting in favor of approving compilation with Mark Reese. Motion carried.

7) Irrigation Update:

Monty discussed water usage and savings; water timers changed and are being adjusted according to the weather; follow up with David regarding Natal Palms; Jeff to get documents regarding walls; Sunrise Engineering proposal – tabled.

8) Website/Publication/Holiday Light Party Update: Diane discussed updated website information which included: 137 visitors; putting board members pictures on website; December 19th – big screen television in the Golf course for movie, children crisis center will be giving flyers at the Annual Picnic; sent publication to board members and need feedback.

9) Architectural Requests:

There was a motion to approve the following requests per Henry's recommendation.

- a. 9733 E. Naranja Ave, damage and repair of home. All board members voted to approve

There being no further items to discuss, the open session adjourned at 8:30 p.m.

Respectfully submitted,

Fredericka Clarke
Recording Secretary

NOVEMBER

