

# Augusta Ranch Homeowners Association



# Board Meeting Minutes 2010

**JANUARY - NOVEMBER 2010**

Augusta Ranch

**JANUARY**



**FEBRUARY**



**Augusta Ranch Community Master Association  
Board of Directors Open Meeting  
February 15, 2010  
Mesa Police Sub Station**

**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, Rossmar & Graham

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

**Homeowners: None present.**

2) **Minutes:** A motion was made to approve the minutes for the January 18, 2010 board meeting with corrections made. Dorian and Gary were present at meeting. *All board members present voted and with majority vote minutes were approved. Motion carried.*

3) **Treasurer's Report:**

The financial report presented by Sandy Clancy included cash on hand, income, legal, expenses, reserves, budget, delinquent accounts, Profit/loss YTD. *All board members present voted in favor of approving January 2010 financials. Motion carried.*

5) **Management Report:**

Kamin Havens discussed homes in need of painting throughout the community. Kamin to make list and include pictures and forward to Henry for review. Decision to be made at March meeting.

Location for annual meeting was discussed. Kamin to reserve elementary school from 6-10pm at \$40 per hour.

**The following resolutions were unanimously adopted unless otherwise noted:**

Approved proposal from Tot Lot in amount of \$1100 to replaced cracked tube on play structure at Bernard/Milagro.

Denied proposal from Tot Lot in amount of \$850 to fill gap with rubberized asphalt.

Resolved to have Landmark Land Management to fill gap with dirt.

Approved proposal from Tot Lot in amount of \$250 to replace cracked slide. Slide is still under warranty.

Management Contract with Rossmar & Graham was renewed. Collection contract with R&G was also included. Word format of contract to be sent to Brian Morgan for review.

7) **Irrigation Update**

Monty discussed the landscape and irrigation. Also discussed was the aeration and addition of valve box.

8) **Website/Publication:** Diane discussed the magazine and presented different types of newsletters other communities are using.

Resolved to have Valhalla publish the magazine 3 times a year, 16 pages. The next issues will be done in May and September. *All board members present voted in favor of approving January 2010 financials. Motion carried.*

9) **Security/Solar Panels** – Report given by Phil. Ramada lights have been repaired. At Neville/Ellsworth there are loose bricks that need repaired. Guadalupe/Ellsworth there is a sign that is damaged.

10) **Architectural Requests:**

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

- a. 9420 E Mendoza – Lattice Cover

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

Respectfully submitted,

Lisa Pimentle  
Recording Secretary

**MARCH**



**Augusta Ranch Community Master Association  
Board of Directors Open Meeting  
March 15, 2010  
Mesa Police Sub Station**

**Attendance Roster:**

Absent	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, Rossmar & Graham

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

**Homeowners: One present.**

2) **Minutes:** A motion was made to approve the minutes for the January 18, 2010 board meeting with corrections made. Change the year from 201 to 2010. *All board members present voted and with majority vote minutes were approved. Motion carried.*

**3) Treasurer's Report:**

The financial report presented by Sandy Clancy included cash on hand, income, legal, expenses, reserves, budget, delinquent accounts, Profit/loss YTD. *All board members present voted in favor of approving February 2010 financials. Motion carried.*

**4) Management Report:**

Kamin Havens discussed signing the Management Contract, Collection Agreement with Rossmar and Graham, and Rossmar Connect. Board and Rossmar and Graham did not receive contracts to review until 3/15. After each party has time to review the documents, the board has authorized Rory, Monte and Sandy to make any changes and to sign contract before April's meeting.. Kamin discussed the new asphalt bid from Tot Lot Care to repair crack between concrete and asphalt. *All board members present voted in favor of approving the Asphalt bid for \$350.* Kamin discussed the fountain lights and repairs of fountain basin. She has 3 bids for repair but waiting on light bid. This will determine which vendor the board decides because of the wiring process.

**5) Paint Bids**

The board discussed all four bids for painting the common walls. The board has decided to use Acry-flat paint, annual inspection each year of warranty (6 years), and to complete phase 1. *All board members present voted in favor of approving the paint bid for Landmark Land Management, LLC.*

**Landscape Report:** Liquid fertilizer has been added to the irrigation for the Bermuda turf. Landmark has been throughout the community spraying weeds. Monty and Kamin are meeting with Landmark to discuss tree trimming, tree replacement, and new plantings.

**6) Website/Publication:** Diane has shown Kamin how to input information on to the website and give homeowners access when they are a new login member.

**7) Security/Solar Panels** – Phil discussed getting the Security Service a laptop to keep track of license plate numbers with home address. *All board members present voted in favor of approving the new software and equipment necessary to proceed. This expenditure not to exceed \$1500 and Mark Rees will purchase the equipment. Motion unanimously carried.*

**8) Architectural Requests:**

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

- a. 2425 S. Joplin – Exterior Paint
- b. 2662 S. Vincent-Exterior Paint
- c. 2259 S. Harper-Exterior Paint
- d. 9640 E. Nido Ave- Exterior Paint
- e. 2623 S. Bristol-Exterior Paint

There was a motion to deny the following request per Henry’s recommendation. *All board members present voted to deny requests. Motion unanimously carried.*

- a. 9506 E. Monterey Ave-New Gazebo in backyard
- b. 9732 E. Lompac- Exterior Paint
- c. 2265 S. Harper – Exterior Paint
- d. 9520 E. Kiva Ave- Parking Space expansion

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

Respectfully submitted,



Kamin Havens  
Community Manager

**APRIL**



**Augusta Ranch Community Master Association**  
**Board of Directors Open Meeting**  
**April 19, 2010 – 6:30pm**  
**Mesa Police Sub Station**

**Attendance Roster:**

Absent	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, Rossmar & Graham

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

**Homeowners: One present.**

2) **Minutes:** A motion was made to approve the minutes for the March 15, 2010 board meeting with corrections made. Change “January 2010 Financials” to “February 2010 Financials”. *All board members present voted and with majority vote minutes were approved. Motion carried.*

3) **Treasurer’s Report:**

The financial report presented by Sandy Clancy included income, expenses, reserves, delinquent accounts. *All board members present voted in favor of approving March 2010 financials. Motion carried.*

The Association’s CDs were discussed. The First Service Residential Money Market information was presented to the Board by Sandy Clancy. *All board members voted in favor of moving the Wells Fargo CD into the Union Bank Money Market Account offered by First Service Residential at 2.25%, once clarification is received. Motion carried.*

4) **Landscape and Irrigation Report**

David Payan has resigned from Landmark Land Management. The new account manager is Louis Curiel. The tree planting has been delayed due to this transition. The wall painting project has been taken over by Mike Jensen, President of Landmark, and is scheduled to begin on Wednesday.

5) **Management Report:**

Kamin Havens presented a bid from Tot Lot Care for removing the rust stains on the stairs at Milagro Park for \$150. *All board members voted in favor of accepting the Tot Lot Care proposal. Motion carried.*

Kamin Havens presented the idea of using Nice Lot Postcards, as opposed to letters, at \$.15 each for 1,000 postcards. *All board members voted in favor of ordering 500 postcards to be used instead of nice lot letters. Motion carried.*

Kamin Havens presented a map of the community detailing which block walls are owned by the Association, and which are owned by the homeowner. The Board discussed what walls the Association has taken responsibility for in the past, and how to proceed in the future. The Board resolved to send notice to homeowners requiring them to take responsibility for the maintenance and painting of their block walls. This notice will include the color to be used on the walls, as well as contact information for Landmark Land Management.

Kamin Havens explained the schedule and process for maintenance of the self help lots.

Kamin Havens presented an Association Tree Policy. The policy states that if a homeowner wants a tree removed, it must be removed and replaced by the association's landscaper, the replacement tree must be a 24inch box tree from the approved list, and the homeowner shall be responsible for all expenses incurred. *All board members voted to approve the policy as presented by Kamin Havens. Motion carried.*

The current Collection Policy and Guidelines were reviewed. *All board members voted to approved the current Collections Policy as written. Motion carried.*

Kamin Havens presented bids for repair of the monument fountain. *All board members voted to approve up to \$7,000 for the repair of the lighting, sign and other necessary components for the operation of the fountain. Motion carried.*

**6) Website/Publication:** The Website Report was presented by Diane Goldammer. The Augusta Ranch Golf Club summer kick off is being held on May 15, 2010. The Board resolved to send out the flyer to all homeowners via email through Rossmar Connect.

**7) Security/Solar Panels:** The was nothing to report.

**8) Architectural Requests:**

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

- a. 9454 E Lompoc – Exterior Paint (Existing Color)
- b. 9520 E Kiva – Parking Space Expansion
- c. 2710 S Faith – Exterior Paint (Homeowner Color Option #4)
- d. 2116 S Joplin – Stucco Repair and Exterior Paint
- e. 9258 E Medina – Flag Pole
- f. 9740 E Montgomery – Exterior Paint (Homeowner Color Option #3)
- g. 9732 E Lompoc – Paint Front Door

There being no further items to discuss, the open session adjourned at 8:39p.m.

Respectfully submitted,

Rachel Stanton  
Acting Recording Secretary

**MAY**



**JUNE**



**Augusta Ranch Homeowners Association  
Open Session Board of Director's Meeting  
Monday June 21, 2010 6:30 P.M.  
Mesa Police Substation- 2430 S. Ellsworth Rd., Mesa, AZ 85209**

**Attendance Roster:**

Present Monty McCall, President	Present Diane Goldammer, Director
Present John Newell, Vice President	Present Gary Bever, Director
Present Henry Rice, Secretary	Present Robert Dilger, Director
Present Dorian Eaton, Treasurer	
Present Paul Balyoz, Director	

**Management Present:** Kamin Havens, Community Manager- Rossmar & Graham

**Homeowners Present:** There was one homeowner present.

**Call to Order:** Monty McCall called the Augusta Ranch Open Session Board of Director's Meeting to order at 6:31 P.M.

**Homeowner comment period:**

A homeowner inquired how residents should proceed with supplying information for lost/found pets. Kamin Havens informed the homeowner that the information would need to be supplied to her.

**Elect Board Positions:**

- **President-** Monty McCall
- **Vice President-** John Newell
- **Secretary-** Henry Rice

**Elect Committee Members:**

- **Security and Safety:**  
Phil Pedersen  
Robert Dilger
- **Landscape and Water:**  
Monty McCall  
John Newell
- **Magazine and Website:**  
Diane Goldammer  
Paul Balyoz
- **Delinquent Accounts:**  
Gary Bever  
Monty McCall-temporary participation
- **Annual Picnic:**  
TBD
- **Architectural Requests:**  
Diane Goldammer- Head of Committee  
Henry Rice  
*Monty noted the Board may choose to appoint an additional member at a later time.*
- **Abandoned Homes:**  
Gary Bever  
Dorian Eaton  
*Kamin to provide list of abandoned homes to the Board of Directors.*

**Minutes:** A motion was made by Monty McCall to approve the April 19, 2010 Meeting Minutes. *All Board Members voted in favor of approval. Motion Carried.*

**Treasurer's Report:** Presented by Dorian Eaton

The Financial Report presented by Dorian Eaton included: Cash on Hand, Income, Expenses, Reserves and Delinquent Accounts. *All Board Members present voted in favor of approving the May 2010 Financials. Motion Carried.*

- Monty McCall noted that Dorian Eaton, Kamin Havens and he would be discussing possible usage for excess funds, and providing a breakdown at the next Board Meeting on July 19, 2010.

**Management Report:**

- **Don Rea's Proposal-** Don Rea submitted a proposal for the installation of PVC Pipes to accommodate sign installation promoting buffet's and social nights. *All Board Members voted in favor of approving Don Rea's Proposal with the following stipulations: Caps be placed, the pipes be flush with the ground. The Board also suggested the PVC Pipes be cemented in to prevent accidental removal or damage. Motion carried.*
- **Wall Policy-** Kamin Havens presented a draft of the Associations' Wall Policy requiring signatures from each member of the Board of Directors. In addition, Kamin suggested this information be added to the Community Magazine/ Website. *All Board Members voted in favor of approving the Wall Policy. Motion Carried.*
- **Common Area Tree Policy-** Kamin Havens presented a draft of the Associations' Common Area Tree Policy requiring signatures from each member of the Board of Directors. The Board agreed this should be included in the Community Magazine/ Website as well. *All Board Members voted in favor of approving the Wall Policy. Motion carried.*
- **Solicitors-** John Newell discussed an incident involving a solicitor in the Community. *The Board of Directors discussed permit/license requirements to solicit and resolved to include this information in the Magazine or Website.*
- **Paint Policy-** Kamin Havens informed the Board that she had been in contact with Sherwin Williams who requested to advertise on the Community Website of Sales and Special Offers. *The Board of Directors resolved that a separate architectural request form should be created for exterior painting with samples of the paint colors specifying exact detail of where the paint would be applied.*
- **Transfer Fee-** Kamin Havens discussed State Legislature trying to prohibit Transfer Fees. Maxwell & Morgan to review the Board Resolution to ensure in compliance with State Legislature.
- **Annual Picnic-** Kamin Haven presented possible food and game vendors for the Annual Picnic in October including "Sonny's Barbeque", "Games 2 U" and "CareFree Events". Kamin provided the Board with the inventory of the Rossmar & Graham Party Wagon. Monty McCall advised that the Augusta Ranch Golf Course will provide the Insurance for the event. *It was resolved that Monty McCall, Kamin Havens and Dorian Eaton would review the budget and Kamin would check for available dates, preferably October 23, 2010.*
- **Payment Plan-** Kamin Havens presented the procedures Rossmar & Graham has established with Payment Plans. *All Board Members voted in favor of approving the "Debt Repayment Agreement Policy". Motion carried.*

**Landscaping/Irrigation-**

- Monty McCall to prepare an amended arch request to specify the details of the exterior color scheme that is compatible with the 14 neighboring communities.



- Monty McCall discussed future landscaping plans including fertilizing method for the slopes in the park, and tree trimming every 18 months by Arbor Pro for the next 3 years.
- Monty McCall also discussed completed/in process landscaping projects including tank placement on Lansing and Guadalupe (4 more tanks to come), planting of 800 plants and 40 trees (re-evaluate in the fall) and continue water meter readings to ensure water usage conservation.

**Website/ Publication-**

- Diane Goldammer discussed website popularity and frequency of visitors. She also proposed including a “City of Mesa” link to provide additional information about the city to residents. *The Board resolved to update the Website to reflect this link and additional information about the city/community (schools, farmers market etc.)*

**Security-**

- Phil Pedersen discussed security issues involving children throwing objects at vehicles. Kamin Havens to look into CC&R's to see if they are in violation if no damage is done.
- Monty McCall discussed security issues at sub-associations, the Board resolved to have security patrol the sub associations as well. Phil Pedersen to check signage at sub-association pools.
- Phil Pedersen also discussed Golf Carts and ATVs in the Park damaging sprinkler heads. Kamin Havens to research city park hours and fine amount for motorized vehicles. *Phil Pedersen motioned to post park hours/ no motorized vehicle signs on the Ramada and sidewalk entrances. All Board Members voted in favor. Motion carried.*

**Architectural Request-** Presented by Henry Rice: *All Board Members voted, to approve/deny/table architectural requests as follows. Motion Carried.*

- Approved- 9506 E. Monterey Ave- Metal Gazebo
- Approved- 9755 E. Meseto Ave- Pavers (outside gate leading to driveway)
- Denied- 9866 E. Navarro Ave- Storage Shed
- Approved- 9744 E. Kiowa Ave- Ramada (It was noted that there is a storage shed on the side of the house, Kamin Havens to research)
- Approved- 9530 E. Los Lagos Vista Ave- Exterior Paint (Existing Color- scheme 2- Beach House, Alpine White)
- Tabled- 2630 E. Bristol- Exterior Paint- (Existing Color-Dunn Edwards- Desert Gray, Barrel Stove, Inside Passage)- *Henry Rice motioned to table until Kamin, Diane, Henry and Monty confirm where the white will be painted, Monty seconded. Motion carried.*
- Approved- 9304 E. Milagro- Side door (West side of garage)
- Approved- 9929 E. Lompoc Ave.- Exterior Paint (Existing Color)

Paul Balyoz noted that it is difficult to see oncoming traffic when exiting NW onto Ellsworth. Monty McCall stated bushes will be removed around oleander trees in October.

**Adjournment:**

There being no further business, the Open Session meeting was adjourned at 8:40 P.M.

Respectfully Submitted,  
Christine Giardino  
Recording Secretary

**JULY**



**AUGUST**



**Augusta Ranch Homeowners Association**  
**Open Session Board of Directors Meeting**  
**Monday August 16, 2010**  
**Mesa Police Station-2430 S. Ellsworth Rd., Mesa, AZ 85209**

APPROVED

**Attendance Roster:**

Present-Monty McCall, President  
Present-John Newell, Vice President  
Present-Dorian Eaton, Treasurer  
Present-Henry Rice, Secretary

Present-Diane Goldammer, Director  
Present-Gary Bever, Director  
Present-Paul Balyoz, Director  
Present-Phillip Pederson, Director

**Management Present:** Kamin Havens, Community Manager- Rossmar & Graham  
**Homeowners Present:** There were three homeowners in attendance.

**Call to Order-**

The Open Session Board of Directors Meeting was called to order at 6:26 P.M.

**Homeowners Forum-**

- A homeowner residing at 9866 E. Navarro Ave. addressed the Board regarding his architectural request for a storage shed. The homeowner stated his shed met the height requirements for the CC&R's and his shed is similar to others in the neighborhood. The homeowner left his information with Kamin Havens to be discussed further during the Architectural Request portion of the meeting.
- A homeowner discussed the paint policy with the Board of Directors. She stated she painted the exterior of her home without prior approval and it was not in compliance. She requested the Board address the paint policy issue. Monty McCall stated that the Board understands the issue involving paint policies, and are addressing it.

**Board Meeting Minutes-**

- A motion was made by Gary Bever to approve the July 19, 2010 Meeting Minutes.  
*All Board Members voted in favor, motion carried.*

**Treasurer's Report- presented by Dorian Eaton**

- The Financial Report presented by Dorian Eaton included: Cash on hand, Income, Expenses, Reserves and Delinquent Accounts.
- Dorian Eaton noted that there was a positive variance over what had been budgeted.
- A motion was made by Henry Rice, Seconded by Diane Goldammer, *all Board Members present voted in favor of approving the July 2010 Financials. Motion Carried.*

**Management Report- presented by Kamin Havens**

**Annual Picnic-**

- Kamin Havens noted that A-Z Rental costs around \$600.00 cheaper the Pro-Em. Kamin noted the bids consisted of the same items and are consistent with last year's Annual Picnic.
- Monty McCall stated that Kamin and he will meet with Mark, to determine the necessary electrical equipment needed and locations of the hand wash stations, port-o-potties and bounce machines.

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- The Board determined to separate duties during the September Board Meeting and complete tasks individually over time for the Annual Picnic.
- Monty McCall noted the Augusta Ranch Golf Course reduced their bid amount and included soda and water.

**Red Rock Collections-**

- Diane Goldammer moved to table the Red Rock Collection decision to the Executive Session meeting, all board voted in favor. Motion carried.

**Painting Policy-**

- Kamin stated that she is going to work with Dunn Edwards and review/adjust the colors for each parcel in Augusta Ranch.
- Paul Balyoz stated they can include the swatch numbers of the paint colors on the website.
- Paul Balyoz noted that they should address the rules and regulations more thoroughly through additional communication and make it easier to view color swatches.
- Kamin Havens noted that the Board could add a cheat sheet to the Welcome Packet that Rossmar & Graham sends to incoming homeowners.
- *John Newell Motioned, Gary seconded, all the Board Members present voted in favor of approving the Paint Policy Resolution. Motion carried.*

**Budget Draft-**

- Kamin Havens noted that the budget includes around \$88,000 to be put in reserves for 2011.
- Kamin Havens will be discussing changing Tot Lot so that they come out to the property on a Quarterly basis versus every other month.
- Kamin Havens noted the Administration page was missing from the Board Packet.
- Monty McCall noted that the Augusta Ranch magazine was budgeted for four times a year at 20 pages.

**Landscaping/ Irrigation-presented by Monty McCall**

- Monty McCall discussed over seeding on the loop, the horseshoe and at Baldwin Park, a Pre-Emergent being placed to remove weeds in the next couple of weeks in the parks (96<sup>th</sup> street park being the biggest concern), Aeration and cross cutting in the ditch, placing two injector systems on Baldwin and Lansing, deep root fertilizer this week on the oleanders, the three year tree trimming program with Arbor Pro, continuing to purchase I'60's to place in parks as well as pumice being placed on the slopes.
- Monty McCall also discussed the Pine Trees, stating that they would continue watering, but that the trees were in the process of dying out, and once they did they would be replaced with a different type of tree and placed further from the wall. Monty discussed the possibility of replacing the Pines with the Chinese Pastiche Trees.
- Monty noted that Arbor Pro will have all of the landscaping monitored on a GPS System. Monty stated the bottoms of a few Oleanders will be removed in October.

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**Website- presented by Paul Balyoz**

- Paul Balyoz reported on the Website statistics- including number of times viewed, duration of visits and popularity of pages.
- Paul Balyoz noted that AW Stats does not have the ability to measure the number of out of state visitors, but that Google Analytics does, and it would be of no cost to the Association.
- Surveys-The 1<sup>st</sup> survey closed reflecting that the overall idea of the new website is enjoyable. The second Survey is now up on the website-“How important being part of a golf course community is to you?”.
- The Community Information page was added to website.
- The Board Members Page- Paul Balyoz removed Robert Dilger from this page and added pictures of the current Board Members.
- Augusta Ranch Businesses Page has been updated.
- The Board discussed and resolved to remove the Advertisement Page due to lack of interest.
- Diane Goldammer noted the addition of lost/found animal pictures.

**Magazine- presented by Diane Goldammer**

- Diane Goldammer reported that the magazine should be received by homeowners on the first week of September.
- Monty discussed additional funds added to the magazine budget to allow a magazine each Quarter.
- Monty suggested having an article included in the next magazine regarding solar panel energy.

**Security- presented by Phillip Pederson**

- Phillip Pederson indicated egging was a major issue during summer break.
- Phillip reported that motorized vehicles are still an issue in the parks.
- He noted the alarms had to be re-programmed due to dying batteries in the Fobs.
- Phillip Pederson also discussed speeding on the horseshoe.

**Architectural Request-presented by Diane Goldammer**

- Approved- 9523 E. Naranja- Paint Garage Door
- Approved- 2744 S. Keene- Front Yard Landscape
- Tabled- 9866 E. Navarro Ave-*Henry Rice motioned to table the architectural request to the Executive Meeting. All Board Members voted in favor of tabling the decision, motion carried.*
- Tabled- 9850 E. Lompoc *Henry Rice motioned to table the architectural request to the Executive Meeting. All Board Members voted in favor of tabling the decision, motion carried.*

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**Open Forum-**

- Monty discussed a proposal for placing five flags in each round about (placed by the Boy Scouts), which would cost the Association a total of \$200.00.
- *Phillip Pederson motioned to approve proposal, seconded by Gary Bever, all Board Members voted in favor of approving the proposal.*
- Monty also stated that the Augusta Ranch Golf Course will be holding a hole-in-one competition on December 18<sup>th</sup>, with prizes including \$20,000 and free golf for a year.

**Adjourn-**

There being no further business brought before the Board of Directors, the Open Session Board of Directors Meeting was adjourned at 8:23 P.M.

Respectfully Submitted,

Christine Giardino  
Recording Secretary

**SEPTEMBER**





**Augusta Ranch Homeowners Association**  
**Open Session Board of Directors Meeting**  
**Monday September 20, 2010**  
**Mesa Police Station-2430 S. Ellsworth Rd., Mesa, AZ 85209**

**Attendance Roster:**

Present-Monty McCall, President  
Present-John Newell, Vice President  
Present-Dorian Eaton, Treasurer  
Present-Henry Rice, Secretary

Present-Diane Goldammer, Director  
Present-Gary Bever, Director  
Present-Paul Balyoz, Director  
Present-Phillip Pederson, Director

**Management Present:** Kamin Havens, Community Manager- Rossmar & Graham

**Homeowners Present:** Dave Kovach- Vice President of the Board of Directors for Park Central at Augusta Ranch

**Call to Order-**

The Open Session Board of Directors Meeting was call to order at 6:25 P.M.

**Board Meeting Minutes-**

- A motion was made by Henry Rice to approve the August 16, 2010 Meeting Minutes.  
*All Board Members voted in favor, the motion carried.*

**Treasurer's Report- presented by Dorian Eaton**

- The Financial Report presented by Dorian Eaton included: Cash on hand, Income, Expenses, Reserves and Delinquent Accounts.
- Dorian Eaton noted that the Financial Report was \$60,000 less then last month due to duplicate charges for legal expenses, the phase II & III painting project and the June and July Patrol services that were paid in August.
- *Henry Rice motioned to move \$100,000 to the Reserve Funds, John Newell seconded, all Board Members voted in favor to move \$100,000 to Reserves.*
- *A motion was made by Gary Bever to approve the July 2010 Financials, seconded by Phil Pederson, all Board Members voted in favor. Motion Carried.*

**Management Report- presented by Kamin Havens**

**Annual Picnic-**

- Kamin Havens noted that the \$1,000 deposit was made to Dr. Bounce.
- Kamin Havens noted that the \$3,000 deposit was made to the Augusta Ranch Golf Course.
- Kamin Havens noted that A-Z Rentals was paid in full.
- Kamin Havens will have all of the remaining checks on hand for the vendors on the day of the picnic.
- Monty McCall reviewed the job assignments for the Annual Picnic as follows:  
Phil Pederson- lights/generator  
Diane Goldammer- Judging/pictures  
Paul Balyoz- Computer Delivery/ Video  
Henry Rice- Catering  
Monty McCall noted that the rest of the Board will be doing cleanup.

- The Board of Directors decided to meet at 2:00 PM for the Annual Picnic.

#### **Suncrest: Parking Violation-**

- Suncrest at Augusta Ranch has requested that parking violations be completed by the Patrol Service used by Augusta Ranch Master. Phil Pederson will confirm with the Patrol Company that they would not charge for the additional service.
- Dave Kovach inquired about the same patrol option for Park Central at Augusta Ranch. Phil Pederson will discuss this further with the Patrol Service and Dave Kovach.
- Kamin to get together with Millie Lawton and Rachel Stanton to obtain copies of the CC&R's for each sub-association.

#### **Budget-**

- Kamin Havens noted the increase of funds going into reserves.
- Kamin Havens also noted the change in re-reimbursement expense, causing the reserves to increase.
- Phil Pederson inquired if they were keeping the storage shed because nothing had been budgeted. Kamin Havens will adjust the budget to reflect the storage shed.
- Kamin Havens stated the exterminating contract may change and the proposal for Tot Lots will be added.

#### **Fountain Bid-**

- Kamin Havens noted that the fountain will be painted tan once the temperatures cool.
- Kamin Havens presented a bid from Aqua Services for \$1,797.72 to paint the fountain. *Dorian Eaton motioned to approve the bid from Aqua Services, Paul Balyoz seconded, the Board of Directors all voted in favor, motion passed.*

#### **Tot Lot Proposals-**

- Kamin Havens noted that she and Phil Pederson met with Tot Lots to discuss cracks in equipment.
- Tot Lots informed Kamin Havens that the parks needed sand.
- Kamin Havens presented a bid from Tot Lots to add sand to three parks for \$3,410.00. *Henry Rice motioned, Gary Bever seconded, the Board all voted in favor of approving the bid from Tot Lots for adding sand to the three parks.*
- Kamin Havens presented a bid from Tot Lots for raking and sifting the volleyball courts and pressure washing the armadas and solar panels for \$1,800/year. *Phil Pederson motioned to approve the bid from Tot Lots, John Newell seconded, the Board of Directors voted all in favor of approving. The motion carried.*
- Phil Pederson noted that one tube section needed to be replaced now, and one will need to be changed in 6 months. Dorian Eaton noted this expense would go under common area, and added that there is \$3,700 left in budget.
- Kamin Havens discussed the asphalt deterioration on the playground that may cause structural damage to the slide in the future. Kamin Havens presented a bid from Dave Bang Associates, Inc. to replace the asphalt for \$420.93. *Gary Bever motioned to approve the bid from Dave Bang Associates, Diane Goldammer seconded, The Board of Directors all voted in favor. Motion Carried.*

**Landscaping/ Irrigation-presented by Monty McCall**

- Monty McCall discussed the water usage, announcing that Augusta Ranch has conserved ten and a half million gallons of water.
- Monty McCall noted the need to continue improvements of the irrigation system, explaining that clocks need to be replaced. Monty McCall noted that water usage increased last month due to clocks not functioning properly.
- Monty McCall noted that they are turning the water down on Baldwin to get Bermuda dormant.
- Monty McCall noted that the over seeding has been pushed back a week.
- Monty McCall noted that Landmark would handle park central's landscaping. He also informed the Board of Directors that they have hired a 7<sup>th</sup> man to the landscape crew.
- Monty McCall announced that Mesa City Water may be providing a rebate to Augusta Ranch if they rock Ellsworth. Monty McCall will confirm the details and provide additional information in future meetings.
- Monty McCall noted he is working with Landmark regarding irrigation processes.

**Website- presented by Paul Balyoz**

- Paul Balyoz noted the number of page views was similar to August 2010.
- Paul Balyoz stated that two-thirds of the visitors stayed for 30 seconds or less, and that ten percent of the visitors stayed between 30 seconds to two minutes.
- Paul Balyoz announced the most popular pages as follows: Home, Board Member, Registration, Photo Album, Log-in, and paint pallot.
- Paul Balyoz noted that he put a set of quick links on home page for the following pages: Painting, Parking Rules, Board Members and Photo Album.
- Paul Balyoz added reminders about garage doors in the neighborhood news.
- Paul Balyoz stated that he is in the process of adding Google Analytics to receive more statistics for his report.
- Paul Balyoz noted that he has written a response to the Arizona Republic Article discussing how well the Augusta Ranch Homeowners Association is doing.
- Gary Bever inquired if we could add additional pages for the sub-divisions.- information including contact info, meeting minutes and the financial reports. Kamin Havens will speak with Rachel Stanton regarding the web-page addition for Park Central at Augusta Ranch.

**Security- presented by Phillip Pederson**

- Phil Pederson noted the egging and tp-ing has slowed down since school has started back up.
- Phil Pederson stated that the Security Patrol shuts off water that they find it running, and inform homeowners if the backwash from their pool is running down the street.
- Phil suggested they notify the homeowners as well as put the information in their reports.
- Mark from the Mesa Police Department noted that the crime rate is down due to security measures taking place at Augusta Ranch.

Augusta Ranch Homeowners Association  
Open Session Board of Directors Meeting  
Monday September 20, 2010  
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- The Board of Directors discussed the establishment of a Resolution for handling the park hours if violators persist. Monty McCall noted that he will draft up the general guidelines and present them to the Board of Directors at a future meeting.

**Architectural Request-presented by Diane Goldammer**

- 9417 E. Kilarea- Exterior painting-approved- Henry Rice motioned to approve the architectural request, Gary Bever seconded, all Board Members voted in favor, motion carried.

**Adjourn-**

There being no further business brought before the Board of Directors, the Open Session Board of Directors Meeting was adjourned at 8:01 P.M.

Respectfully Submitted,

Christine Giardino  
Recording Secretary

**OCTOBER**



**Augusta Ranch Homeowners Association  
Open Session Board of Directors Meeting  
Monday October 18, 2010  
Mesa Police Station-2430 S. Ellsworth Rd., Mesa, AZ 85209**

**Attendance Roster:**

Present-Monty McCall, President  
Present-John Newell, Vice President  
Present-Dorian Eaton, Treasurer  
Present-Henry Rice, Secretary

Absent-Diane Goldammer, Director  
Present-Gary Bever, Director  
Present-Paul Balyoz, Director  
Present-Phillip Pederson, Director

**Management Present:** Kamin Havens, Community Manager- Rossmar & Graham

**Homeowners Present:** There were four homeowners in attendance.

**Call to Order-**

The Open Session Board of Directors Meeting was call to order at 6:29 P.M.

**Homeowner Forum-**

- Two residents of Park Central at Augusta Ranch discussed the parking notices currently being issued. They stated there is a lack of parking and it prohibits the residents from inviting over guests. The residents suggested additional communication released to the community regarding the parking rules and regulations. The Board of Directors for Augusta Ranch informed the homeowners that they have been in communication with the Park Central Board of Directors and suggested the residents bring their concerns up to Park Central's Board of Directors during their next meeting.

**Board Meeting Minutes-**

- *A motion was made by Phil Pederson, seconded by Henry Rice to approve the September 20, 2010 Meeting Minutes. All present Board Members voted in favor, motion carried.*

**Treasurer's Report- presented by Dorian Eaton**

- The Financial Report presented by Dorian Eaton included: Cash on hand, Income, Expenses, Reserves and Delinquent Accounts.
- Dorian Eaton noted that there was a negative variance of \$6,309.00 due to a payment for drainage easement in September due to it being budgeted for October.
- Dorian Eaton also noted that he researched Bank interest rates and could not find anything over 1.65 other then Capitol One which held an interest rate of 1.75 %. Dorian Eaton recommended putting \$100,000 into Capitol One account.
- *Phil Pedersen motioned to move \$100,000 to Capitol One, John Newell seconded, all present Board Members voted in favor, motion carried.*
- *John Newell motioned to approve the September Financials, all present Board Members voted in favor, motion carried.*

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Open Session Board of Directors Meeting  
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**Management Report- presented by Kamin Havens**

**Annual Picnic-**

- Kamin Havens discussed the final items needed for the Annual Picnic including: Rossmar & Graham Managers taking pictures, Halloween prizes, and the remaining order from Oriental Trading.

**Donation to Golf Course for “On the Course”**

- Kamin Havens suggested contributing \$700.00 to the Augusta Ranch Golf Course for the Holiday Community Night. Phillip Pedersen motioned to contribute \$700.00 to the Golf Course, Dorian Eaton seconded, majority present of Board Members voted in favor, motion carried.

**Budget Approval**

- Kamin Havens noted changes to the 2011 Budget including: the price of the Exterminating Contract, the Storage pricing and an extra \$1,800 for tot lot armadas.
- The budget was approved and signed.

**Crack Slide Proposal**

- Kamin Havens presented the bid from Tot Lots for fixing the crack in the slide for \$1,135.00  
*Phillip Pedersen motioned to approve the Tot Lots Proposal, Paul Balyoz seconded, all present Board Members voted in favor, motion carried.*

**Magazine-**

- Kamin noted that Diane Goldammer needs articles for January magazine by December 3<sup>rd</sup>.

**Landscaping/ Irrigation-presented by Monty McCall**

- Monty McCall discussed landscaping completed in 2010.
- Monty McCall stated that he spent \$20,000 of the Landscape Budget on nineteen tree removals on Ellesworth, which cost \$5,000-This will be done in November.
- Monty McCall noted that six clocks were purchased for water conservation.
- Monty McCall also noted that sixty three I60's were purchased for Baldwin Park and 96<sup>th</sup> street park- He noted this will save 30% of the water and will provide better coverage.
- Monty McCall informed the Board of Directors that there is \$10,000 left in the Landscaping Budget for the 2010 year.
- Monty McCall presented a bid from Landmark- to zeroscape on Ellesworth- Landmark will rock 34,488 sq ft at a cost of \$14,6637.00.  
*John Newell motioned to approve the proposal from Landmark, Gary Bever seconded, all present Board Members voted in favor, motion carried.*
- Monty McCall noted that he provided the landmark proposal to the Park Central Board of Directors.
- Kamin noted that Park Central approved Landmark's proposal as well.
- Monty McCall noted the possibility of running the clocks off of a large solar panel on the armadas using smart clocks. Monty stated they may be testing a smart clock on one of the parks and if it works, then they will replace the clocks.

**Augusta Ranch Homeowners Association  
Open Session Board of Directors Meeting  
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Page 3**

**Website- presented by Paul Balyoz**

- Paul Balyoz discussed the website statistics including: number of visitors, unique visitors in September, total visits, length of time of visits, ways the website was reached and popular pages.
- Paul Balyoz announced that on September 20<sup>th</sup>, Google Analytics became available which provided additional information for visitor information and statistics. He stated that people from countries other than the United States had visited the website.
- Website changes- Paul Balyoz informed the Board of Directors that all paint numbers are on the website.
- John Newell suggested this be a highlighted portion of the magazine.
- Phil Pedersen suggested the pain information be placed in the magazine.
- Kamin Havens noted Dunn Edwards will have Augusta ranch color schemes on their website at the end of October.
- Kamin noted that they will be able to order a free sample from the Dunn Edwards site as well.

**Security- presented by Phillip Pederson**

- Phillip Pedersen discussed juveniles shutting off water mains on the side of houses. He stated that security is aware of it.
- Phillip Pedersen discussed security in Park Central and Suncrest.
- Phillip Pedersen discussed the new security enforcement for Suncrest parking tickets.
- *Phillip Pedersen motioned to approve the request to start issuing parking tickets at Suncrest, Gary Bever seconded, all present Board Members voted in favor, motion carried.*

**Architectural Request-presented by Monty McCall**

*All Present Board Members voted in favor of approving the following architectural requests:*

- 9621 E. Nido Ave.- Approved- Exterior Paint
- 9807 E. Kiowa Ave- Approved- Exterior Paint

**Adjourn-**

There being no further business brought before the Board of Directors, the Open Session Board of Directors Meeting was adjourned at 8:00 P.M.

Respectfully Submitted,

Christine Giardino  
Recording Secretary



**NOVEMBER**

