

Augusta Ranch Homeowners Association



Board Meeting Minutes 2011

JANUARY - NOVEMBER 2011

Augusta Ranch

JANUARY



Augusta Ranch Homeowners Association

Open Session Board of Directors Meeting

Monday January 17, 2011

Mesa Police Station - 2430 E Ellsworth Rd., Mesa, AZ 85209

Attendance Roster:

Present - Monty McCall, President

Present - John Newell, Vice President

Present - Dorian Eaton, Treasurer

Present - Diane Goldammer, Director

Present - Gary Bever, Director

Present - Paul Balyoz, Director

Present - Phillip Pederson, Director

Absent - Henry Rice, Secretary

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

Homeowners Present: There was one homeowner present.

Guests Present: LeeAnne Gordon - Out There Promos

Guest Presentation: There was a presentation of the different golf shirt options with prices for discussion.

The Open Session Board of Directors Meeting was called to order at 6:34P.M.

Open Forum:

A homeowner brought forth discussion regarding 2249 S Faith parking violations. The homeowner is requesting to know where the current violation fine policy on the website and more explanation from the Board of Directors regarding the current violation fine policy.

Board Meeting Minutes:

A motion was made by John Newell to approve the November 15, 2010 Open Session minutes. Seconded by Phil Pederson. Motion carried unanimously.

Augusta Ranch Homeowners Association - Open Session Board of Directors Meeting

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Treasurer's Report:

The Financial Report was presented by Dorian Eaton.

Dorian Eaton noted that a reduction in delinquent account variance, as well as a surplus in reserve contribution for year end 2010.

Monty McCall notes that the work done on Ellsworth was paid from the Reserve account and the Association anticipates repaying these amounts in 2011.

The Board of Directors noted that the Association will continue to do large write offs at the end of the year.

There was a motion by Phil Pedersen to write off the Associations year end delinquency amount of \$78,812.28. Seconded by Dorian Eaton. Motion carried unanimously.

The Board of Directors noted that there is a desire to partner with the sub associations and work with the Community Manager of the sub associations regarding collection activities to lower costs spent to continue collections activities for delinquent homeowners.

There was a motion to by Phil Pedersen to accept the November 2010 and December 2010 Financial Report. Seconded by John Newell. Motion carried unanimously.

Management Report:

The Management Report was presented in writing by Kamin Havens.

Monty McCall noted that there has been notable improvements in the management of the Association over the last two years including the completions of projects such as painting, irrigation repairs, landscaping improvements, and having a better management of the Associations delinquencies.

There was a motion by Phil Pedersen to have self help letters go out to homeowners that have walls in need of repair. Seconded by Gary Bever. Motion carried unanimously.

The decision for the David Bang proposal for \$2285.60 to replace the slide in the tot lot at Bernard and Milagro is tabled.

There was a motion by Phil Pedersen to have Landmark replace and install the three stolen backflow cages. Seconded by Paul Balyoz. Motion carried unanimously.

Augusta Ranch Homeowners Association - Open Session Board of Directors Meeting

Monday January 17, 2011

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Landscape Report:

The Landscape Report was presented by Monty McCall.

Discussion included the over seeding process that will likely begin in April. The Board of Directors anticipates providing information to homeowners regarding this process in the Association newsletter.

The Board of Directors also acknowledges the new Landscape Property Manager, Zach Jocelyn from Landmark and notes that he will provide landscape oversight within the sub associations as well.

The Board of Directors also discussed conducting an evaluation of where trees will need to be planted in March and the trimming of trees in February. The Board of Directors notes there is a cost reduction in replacement trees from \$100 to \$25.

The Board of Directors discussed the newly painted walls that are being affected by water damage from homeowners. The Board of Directors notes that letters should be sent to these homeowners advising that the homeowner must remedy the damage or the Association will repair and bill back the homeowner.

Website/Publication Report:

The Website Report was provided by Paul Balyoz. Paul noted that the fewer visitors to the site may be attributed to the holiday season during the November and December months. Paul also noted that most visits were through book marks or direct URL.

The Board of Directors discussed allowing renters having access to the community website.

There was a motion by Diane Goldammer to allow renters access to the community website. Seconded by Gary Bever. Motion carried unanimously.

The Board of Directors was presented with the bill for \$350 regarding the website hosting.

The Publication Report was provided by Diane Goldammer. The Board of Directors notes that the sub associations are invited to submit articles for the April May and June publication.

The Board of Directors has requested that the Association publication include contact information for the sub association Community Managers be listed within the publication.

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Monday January 17, 2011

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Security Report:

The security report was provided by Phil Pederson. Phil Pedersen notes that homeowners will be requested to not shoot the bb/air guns if there are people in the parks.

The Board of Directors discussed having a light bar on the Community Action vehicle.

There was a motion by Phil Pederson to approve light bar bid not to exceed \$1500. Seconded by Dorian Eaton. Motion carried unanimously.

Architectural Report:

The Architectural Report was presented by Diane Goldammer.

All Present Board Members voted in favor of approving the following actions on architectural request:

9810 E Kiva Ave - Paint exterior home – the amended submission is approved

9430 E Los Lagos Vista - Paint exterior home – the amended submission is approved

9436 E Lompoc - Shed and pavers on side of driveway - the shed is approved, the pavers are approved noting the homeowner must follow the directions of the Associations CC&Rs regarding driveways

9565 E Lompoc - Break down wall for pool put in new rv gate - approved

9560 E Lompoc - Paint exterior home - denied, the homeowner may resubmit using approved color schemes

The next Open Session Board of Directors Meeting is scheduled for Monday February 21, 2011.

There being no further business brought before the Board of Directors, the Open Session Board of Directors Meeting was adjourned at 8:20pm.

Respectfully submitted,

Thressa Wadley

Recording Secretary

FEBRUARY



Augusta Ranch Homeowners Association

Open Session Board of Directors Meeting

February 21, 2011

Mesa Police Station - 2430 E Ellsworth Rd., Mesa, AZ 8520

Attendance Roster:

Present - Monty McCall, President	Present - John Newell, Vice President
Present - Dorian Eaton, Treasurer	Present - Diane Goldammer, Director
Present - Gary Bever, Director	Present - Paul Balyoz, Director
Absent- Phillip Pederson, Director	Present - Henry Rice, Secretary

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

Homeowners Present: David Kovach, Vice President - Park Central at Augusta Ranch

The Open Session Board of Directors Meeting was called to order at 6:30p.m.

Open Forum: There was no discussion brought forth for Open Forum.

Board Meeting Minutes: A motion was made by Monty to approve January 17, 2011 Open Session minutes with corrections. Seconded by John Newell. Motion carried unanimously.

Treasurer's Report:

The Treasurer's Report was presented by Dorian Eaton.

A motion was made by John Newell to approve the January 2011 Financial Report with corrections. Seconded by Paul Balyoz. Motion carried unanimously.

Management Report:

Monty McCall brought forth the current reserve study for discussion. Discussion included obtaining recommendations within the current reserve study to change the estimated allotments for granite replenishments and pond repair and maintenance. There was also discussion to review the planned costs for tot lot repair, and xeriscape. The Board of Directors acknowledges there will be formal recommendation of contributions in the Reserve study for review presented by Monty McCall.

The Management Report was presented in writing by Kamin Havens, Community Association Manager - Rossmar & Graham.

The Board of Directors acknowledges the use of the Rossmar & Graham task report list for the Management Report.

Augusta Ranch Homeowners Association -Open Session

February 21, 2011 –Page 2

The decision was tabled for the installation of the wall near 2759 Sorrelle until another bid can be obtained.

The Board of Directors resolved to approve the Arbor Pro bid for the year 2011 tree trimming at a total for \$39,741 - \$39 per tree. Motion carried unanimously.

Landscape/Irrigation:

Monty McCall notes that while there was a decrease in water usage for 2010, there was also a greater rainfall in 2010. The smart clocks are being locked as an option for irrigation water management.

The Board of Director acknowledges that violation letters have begun to be sent to homeowners that have wall damage caused by water. The Board of Director acknowledges that homeowner walls that are repaired by the Association will be billed back to that specific homeowner if negligence occurs.

Website:

The Website Report was provided by Paul Balyoz.

There has been an increase in website visitors to the community website, with 78% coming directly to the site via url or book mark.

There has been an increase in registrations.

Security:

The Board of Directors will be looking to get more information regarding a volunteer homeowner security patrol.

Architectural Report:

The Architectural Report was presented by Diane Goldammer.

All Present Board Members voted in favor of approving the following actions on architectural request:

2647 S Joplin - exterior paint - approved

2465 S Joplin - gazebo - approved

9911 E Laguna Azul - exterior paint - approved

9535 E Monte - exterior paint - tabled until the homeowner submits more information (paint chips)

Augusta Ranch Homeowners Association -Open Session

February 21, 2011 –Page 3

9462 E Monte - paint front door - approved

9639 E Lobo - exterior paint - approved

9426 E Los Lagos Vista - basketball hoop - denied

9616 E Monte - change balcony to wrought iron - approved

9616 E Monte - exterior paint - approved

9508 E Natal - exterior paint - approved

9918 E Natal - exterior paint approved

9631 E Lobo - awning - approved with the stipulation that the side awning must be a neutral color and must match the body color of the home.

The next Open Session Board of Directors Meeting is scheduled for Monday, March 21, 2011.

There being no further business brought before the Board of Directors, the Open Session Board of Directors Meeting was adjourned at 7:34pm.

Respectfully submitted,

Thressa Wadley

Recording Secretary

MARCH



Augusta Ranch Homeowners Association - Open Session Board

March 21, 2011 – Page 2

Landscape/Irrigation:

The Landscape Report was presented by Monty McCall who notes that the tree trimmers are still on the property and there will be new trees installed. Landmark will be installing and updating areas of the irrigation system.

Architectural Requests:

The Architectural Report was presented by Diane Goldammer

All Present Board Members voted in favor of the following Architectural Requests-

9934 E Natal - exterior paint - approved

9814 E Meseto - exterior paint - approved

9619 E Lindner - exterior paint - approved

9865 E Natal - exterior paint - approved

9756 E Lobo - exterior paint - approved

2430 S Drexel - exterior paint - approved

9535 E Natal - exterior paint - denied, the board suggest that you use parcel 5 scheme 5

9532 E Natal - artificial grass - approved

9865 E Natal - gazebo - approved

9560 E Lompoc - exterior paint - denied, the board suggests scheme 5

2762 S Compton - driveway expansion - denied until more information is obtained regarding the dimensions for the driveway and also a written acceptance and approval must be obtained from the neighbor.

Website:

The Website Report was provided by Paul Balyoz.

There was an increase compared to last month in website registrations.

The Board of Directors acknowledges that the security patrol times will be removed from the community website.

Augusta Ranch Homeowners Association - Open Session Board

March 21, 2011 – Page 3

Security:

Dorian Eaton will head the Security Committee. It is noted that he will work with Community Action to ensure patrolling is done as required and to evaluate if more patrols will be needed.

The Board of Directors resolved to purchase an air card as well as the monthly service charge with amounts due to be submitted for payment to the Community Manager. Motion carried unanimously.

The Board of Directors acknowledges that there will be magazines provided to the security patrol for distribution to new homeowners.

There being no further business to discuss the Open Session meeting was adjourned at 7:09pm. The next meeting is scheduled for April 18, 2011.

Respectfully submitted,

Thressa Wadley

Recording Secretary

APRIL



Augusta Ranch Homeowners Association

Open Session Board of Directors Meeting

April 18, 2011

Mesa Police Station - 2430 E Ellsworth Rd, Mesa, AZ 85202

Attendance Roster:

Present - Monty McCall, President

Present - Paul Balyoz, Director

Present - John Newell, Vice President

Present - Henry Rice, Secretary

Present - Dorian Eaton, Director

Present - Diane Goldammer, Director

Present - Gary Bever, Director

Present - Sandy Clancy

Absent - Phillip Pederson, Director

Management Present: Kamin Havens, Community Association Manager, Rossmar & Graham

Homeowners Present: There were ten homeowners present.

The meeting was called to order at 6:00pm.

The Board of Directors resolved to approve the March 21, 2011 open session meeting as written. Motion carried unanimously.

President's Report: The Presidents Report was provided by Monty McCall.

The Board of Directors would like to obtain more specific information from the sub associations regarding their respective security patrol needs as it relates to the communities documents.

The Board of Directors resolved to give John Newell the authority to purchase breakfast for the volunteers who clean the landscaping for vacant homes and he be reimbursed by the Association. The Board of Directors further resolved to utilize self help and have the landscape crew clean and spray for weeds. Motion carried unanimously.

Homeowners Forum:

Homeowners brought forth appeals for a parking violations.

Treasurer's Report: The Financial Report was provided by Sandy Clancy.

It was noted that the financial position of the Association is good, there were fewer delinquencies in the past month, and the reserve account is funded to about \$336,000.

The Board of Directors resolved to accept the April 2011 Financial Report. Motion carried unanimously.

The Board of Directors resolved to make the following changes to the Reserve Study with the updates being reflected upon completion and release of the next scheduled Reserve Study. Motion carried unanimously.

Removed - \$601, 748

Reduced 2010 Xeriscape of Ellsworth from \$50, 998 to @23,00 removing \$27,998

Removed 2011 Xeriscape of Compton - \$70,409

Removed 2012 Xeriscape fo 96th - \$52,027

Removed 2013 & 2017 Xeriscape of Crismon - \$216, 643

Added - \$644,389

Painting Walls every 4 years starting in 2013; started at \$65, 000 and increased amounts in subsequent years using 2% annual inflation

New clocks for irrigation system every 20 years starting in 2019; started at \$40,000 and increase amounts in subsequent year using 2% annual inflation

Fountain repair in 2014 at \$35,000

Management Report: The Management Report was provided by Kamin Havens.

The report noted that graffiti is being removed by Greyhunter and now the Association is taking pictures and noting costs in an attempt to charge those that are responsible.

The Board of Directors resolved to approved the \$4500 cost to redo the installation of the pump. Motion carried with one board member objecting.

Landscaping/Irrigation Report: The Landscape and Irrigation report were provided by Monty McCall.

The report noted that tree planting is done for 2011. There will be deep root fertilizing for priority oleanders. There was a sprayer purchased to address the Afids for the oleanders. The Association will be implementing a shrub management program that will include cutting bushes in a 'step' manner as swell as allowing the Texas Laurels to bloom the purple flowers. There will be a purchase of shrubs along the northern area by Crimson to hide the ditch that is there.

Website Report: The Website Report was provided by Paul Balyoz.

The report noted that a new feature was added to the website called 'Suspicious Activity'. It allows a homeowner to submit information regarding suspicious activity. This information is sent to the security patrol. There has been an increase in requests for registrations. Based on data, the links that are the most popular have been brought forward to on the home page.

Security Report: The Security Report was provided by Dorian Eaton.

Community Action -

The Board of Directors resolved to approve the use of a fleet gas card for the security patrol with Dorian Eaton overseeing the management of the gas card and mileage as submitted by the patrol. Motion carried unanimously.

The above motion was then rescinded and tabled until further information could be obtained regarding card options.

Architectural Requests: The Architectural Requests was presented by Diane Goldammer.

All Present Board Members voted in favor of the following ARchitectural Requests -

9650 E Laguna Azual - exterior paint - resubmit

2515 S Keene - gate - approved

2563 S Drexel - exterior paint - approved

9602 E Lompoc - exterior paint - approved

9606 E Lompoc - exterior paint - approved

2444 S Joplin - exterior paint - denied

9403 E Naranja - gate - approved

9833 E Navarro - exterior paint - approved

2515 S Keene - exterior paint - denied

9560 E Lompoc - exterior paint - approved

9557 E Meseto - exterior paint - denied

9517 E Naranja - driveway extension - approved

2718 S Joplin- basketball hoop - approved

With there being no further business to discuss, the open session meeting was adjourned at 8:03pm.

Respectfully submitted,

Thressa Wadley

Recording Secretary

MAY



JUNE



Augusta Ranch Master Homeowners Association
Meeting of the Board of Directors – General Session
June 20, 2011 – 6:30pm
Mesa Police Substation

Board Members Present

Monty McCall, President	John Newell, Vice President
Dorian Easton, Director	Gary Bever, Director
Phillip Pederson, Director	Paul Balyoz, Director
Henry Rice, Secretary	Diane Goldammer, Director

Board Members Absent

Sandy Clancy, Treasurer

Management Present

Sandra McCarrell, Community Manager, Rossmar & Graham

Homeowners Present

There were two homeowners present

Call to Order

The General Session was called to order at 6:30pm.

Appointment of Board Positions

The motion to nominate Sandy Clancy as Treasurer was made by Monty McCall, seconded by Henry Rice, and carried unanimously.

The motion to nominate Diane Goldammer for Secretary was made by Gary Bever, seconded by Monty McCall, and carried unanimously.

The motion to nominate Monty McCall for President made by John Newell, seconded by Paul Balyoz, and carried unanimously.

The motion to nominate John Newell for Vice President was made by Monty McCall, seconded by Henry Rice, and carried unanimously.

Previous Meeting Minutes

The motion to approve the minutes from the April 18, 2011 general session minutes was made by John Newell, seconded by Diane Goldammer, and carried unanimously.

Homeowner Forum

There was no business brought up in Homeowner Forum.

Augusta Ranch Master Homeowners Association
Meeting of the Board of Directors – General Session
June 20, 2011 – 6:30pm
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Financial Report

Sandra McCarrell presented notes to the financials provided by Sandy Clancy. A review of the variances was provided. The Board noted that Sandy Clancy should research why no payment was made to the security patrol company in May. Monty McCall reviewed the amount budgeted for water expenses. The motion to accept the financial report as presented was made by Henry Rice, seconded Gary Bever, and carried unanimously.

Manager Report

Monty McCall provided a status update on the painting of the ramadas and walls. Monty McCall noted that the cost of this work is in the budget, and that the bid from Greyhunter to perform the work is approved.

Landscape Irrigation

Monty McCall presented updates on the landscaping throughout the community. The year to date water usage was reviewed. The budget variances for landscaping categories were discussed. Monty McCall reviewed the water usage in the Crismon ditch, and the recent updates to the sprinkler heads. He expressed his concerns about the need for this area as a flood control basin, and detailed his plans to improve the turf and install shrubs along the walkway. Monty McCall discussed the turf transition from the winter rye grass to the summer bermuda grass, and the time frame for purchasing and applying fertilizer and pre/post emergent. Monty McCall discussed his recent meeting with Landmark Land Management.

Website Publication

Paul Balyoz provided an update on the statistics related to the community website, and presented a written breakdown of these statistics to the Board for review. Recent website additions were reviewed.

Security

The security report was presented and reviewed by Dorian Eaton. The details of the revised contract were reviewed, including the times the company will be on property, the amount of mileage that is included in the contract, and the total amount. The motion to approve the contract amount of \$10,250 was made by Phillip Pederson, and second by John Newell, and carried unanimously. It was decided to table the Vacation Alerts and the Golf Course Security for two to three months while the security company adjusts to their revised job requirements. The relationship between the master association and the sub-associations regarding the security patrols was reviewed.

**Augusta Ranch Master Homeowners Association
Meeting of the Board of Directors – General Session
June 20, 2011 – 6:30pm
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Architectural Requests

The following architectural requests were reviewed by the Diane Goldammer. The motion to agree with the architectural committees' recommendations was made by John Newell, seconded by Gary Bever, and carried unanimously.

2119 S Vincent – Exterior Paint/Unapproved Trim – Approved

9466 E Kilarea – Exterior Paint – Approved

9504 E Meseto – Exterior Paint/Unapproved Trim – Approved Color, Not Original – Extension Granted

9512 E Kilarea – Exterior Paint – Approved

2105 S Bristol – Tents in Backyard – Denied

9266 E Lobo – Exterior Painting – Approved

9752 E Meseto – Block Wall Down for Pool Installation – Approved

9649 E Nido – Exterior Paint – Approved

9903 E Monterey – Exterior Paint – Approved

9866 E Navarro – Front Landscaping – Approved

9301 E Lompoc – Bird Spike on Top of Home – Approved

9245 E Monterey – Permanent Basketball Hoop – Approved

Next Meeting Date

The next meeting will be held on July 18, 2011 at the Mesa Police Substation.

Monty McCall reviewed the current committees, and asked that the Board members remain on the committees they are currently assigned to.

Adjournment

With no further business to discuss, the General Meeting was adjourned at 7:53pm.

Respectfully submitted,

Rachel Stanton
Recording Secretary

JULY



**Augusta Ranch Master Homeowners Association
Meeting of the Board of Directors – General Session
July 18, 2011 – 6:30pm
Mesa Police Substation**

Board Members Present

Monty McCall, President	John Newell, Vice President
Gary Bever, Director	Phillip Pederson, Director
Paul Balyoz, Director	Henry Rice, Secretary
Diane Goldammer, Director	

Board Members Absent

Sandy Clancy, Treasurer, Dorian Eaton, Director

Management Present

Kamin Havens, Community Manager, Rossmar & Graham

Homeowners Present

There were three homeowners present

Call to Order

The General Session was called to order at 6:28pm.

Homeowner Open Forum

The Board discussed a homeowner's request to install canopies in the backyard. The Architectural Regulations were reviewed, and Monty McCall explained the Board's fiduciary duty to enforce the CC&Rs.

Previous Meeting Minutes

The motion to approve the minutes from the June 20, 2011 general session minutes was made by Phillip Pederson, seconded by Gary Bever, and carried unanimously.

Financial Report

Kamin Havens presented notes to the financials. The following items were discussed: the June 2011 income, legal expenses, and patrol expenses paid in July 2011. The motion to accept the financial report as presented was made by Phillip Pederson, seconded Gary Bever, and carried unanimously.

Manager Report

Kamin Havens presented the Manager Report. The Task List was reviewed.

Augusta Ranch Master Homeowners Association
Meeting of the Board of Directors – General Session
July 18, 2011 – 6:30pm
Page 2

Manager Report (continued)

Plans for the 2011 Annual Picnic were discussed. The Board resolved to rent additional lighting equipment, to secure a golf cart for use when emptying trash bins, and to rent one additional hamster ball. The Board resolved to use the same vendor for the food, and they have estimated the same number of people will attend as last year.

The community documents were reviewed for guidelines on transfer fees. The motion to approve a mailing to all homeowners proposing an amendment to the CC&Rs to include the necessary language to continue collecting transfer fees was made by Phillip Pederson, seconded by John Newell, and carried unanimously.

Landscape Irrigation

Monty McCall presented updates on the landscaping throughout the community. The percentage of completion for the long term trimming cycle was reviewed. The recent turf transition was discussed, and the steps that will be taken next year to ensure a smooth turf transition were reviewed. Monthly McCall provided details for the Crismon Ditch project, including irrigation changes needed, proposed plantings, and fertilizer applications. The financial information for landscaping projects was reviewed.

Website Publication

Paul Balyoz provided an update on the statistics related to the community website, and presented a written breakdown of these statistics to the Board for review.

Security

The security report was presented and reviewed by Mark Reese. Recent crime concerns within Augusta Ranch were discussed. Mark Reese reviewed the additional training that the security patrol personnel will receive. This training will focus on day shift activities, and parking enforcement in the sub-communities. The motion to approve the \$10,500 annual contract with Community Action Patrol Services was made by Gary Bever, seconded by Diane Goldammer, and carried unanimously.

Architectural Requests

The following architectural requests were reviewed by the Diane Goldammer. The motion to agree with the architectural committees' recommendations was made by John Newell, seconded by Gary Bever, and carried unanimously.

2625 S Keene – Installation of a Solar System – Approved

Augusta Ranch Master Homeowners Association
Meeting of the Board of Directors – General Session
July 18, 2011 – 6:30pm
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Architectural Requests (continued)

9811 E Nopal Ave – Installation of a Ramada – Approved
9822 E Meseto Ave – Landscape Modifications – Approved
9458 E Kiva Ave – Exterior Painting – Approved
9327 E Monterey – Painting of Pop-Outs - Approved

Next Meeting Date

The next meeting will be held on August 15, 2011 at the Mesa Police Substation.

Adjournment

With no further business to discuss, the General Meeting was adjourned at 7:59pm.

Respectfully submitted,

Rachel Stanton
Recording Secretary

AUGUST



Augusta Ranch Master Homeowners Association
Meeting of the Board of Directors – General Session
August 15, 2011 – 6:30pm
Mesa Police Substation

Board Members Present

Monty McCall, President	John Newell, Vice President
Gary Bever, Director	Paul Balyoz, Director
Henry Rice, Director	Diane Goldammer, Secretary

Board Members Absent

Sandy Clancy, Treasurer
Dorian Eaton, Director

Management Present

Kamin Havens, Community Manager, Rossmar & Graham

Homeowners Present

Dave Kovach, Earnest Vande Zande

Call to Order

The General Session was called to order at 6:33pm by Monty McCall.

Appointment of New Board Member

The **motion** to appoint Lisa Quedens to fill the position left vacant by the resignation of Phillip Pederson was made by John Newell, seconded by Gary Bever, and carried unanimously.

Previous Meeting Minutes

The **motion** to approve the minutes from the July 18, 2011 general session minutes with the noted correction was made by Diane Goldammer, seconded by Gary Bever, and carried unanimously.

Homeowner Forum

There was no business brought up in Homeowner Forum.

Monty McCall discussed the absent the Board member's commitment to the Board even while they are not present. Henry Rice offered to assist with overseeing the security patrol.

Augusta Ranch Master Homeowners Association
Meeting of the Board of Directors – General Session
August 15, 2011 – 6:30pm
Mesa Police Substation
Page 2

Financial Report

The financial report for July 2011 was presented by Kamin Havens. The following items were discussed: year to date income, profit/loss, delinquent amounts, and budget variances. The **motion** to accept the financial report for July 2011 as submitted was made by Henry Rice, seconded by Gary Bever, and carried unanimously.

Manager Report

Kamin Havens presented the manager report to the Board. The following items were discussed: the call log, new homeowners, and work orders.

Annual Picnic Breakdown: Ron Howard is confirmed as the DJ. Dr. Bounce submitted a proposal for the same equipment as the 2010 picnic with \$1,000 deposit. Right Away Disposal is confirmed for \$800. Pro-EM Lighting requires a 50% deposit. Golf Course Catering is confirmed with four more workers than last year and a 25% deposit. The Manager is in the process of contacting the City of Mesa. Games2U is confirmed for the same services as 2010, with the addition of one more hamster ball with the entire invoice due upon booking. The candy will need to be ordered from Oriental Trading by September 15. The prepaid Visa cards needed were reviewed. The **motion** to move forward with the presented arrangements for the 2011 picnic was made by John Newell, seconded by Gary Bever, and carried unanimously.

Transfer Fees: The **motion** direct all transfer fees collected to the operating account was made by Monty McCall, seconded by Henry Rice, and carried unanimously. The update on the proposed amendment to the CC&Rs regarding transfer fees was provided by Kamin Havens, including notes from Maxwell & Morgan. Monty McCall discussed the process and need for this amendment. The letter from Monty will be mailed to homeowners with the legal interpretation from Maxwell & Morgan, the ballot, and a return envelope with postage paid.

Doggie Stations and Garbage Cans: The **motion** to approve the ordering of three garbage cans and five doggie stations for \$5,032 was made by Gary Bever, seconded by Diane Goldammer, and carried unanimously. The placement and installation of these items was discussed by Monty McCall.

Disclosure Fees – Rossmar and Graham: Rossmar & Graham will be adjusting the disclosure fee to \$400 per transaction.

Augusta Ranch Master Homeowners Association
Meeting of the Board of Directors – General Session
August 15, 2011 – 6:30pm
Mesa Police Substation
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Manager Report (continued)

Ramadas and Ellsworth Wall: The **motion** to approve the bids for \$1,392 and \$250 for the necessary repair work was made by Henry Rice, seconded by John Newell, and carried unanimously.

Pay Lease: Rossmar & Graham has re-negotiated the fees for Pay Lease. Homeowners will no longer be charged for recurring payments. The Board authorized an email blast with this information to be sent to homeowners.

Landscape Irrigation

Monty McCall presented updates on the landscaping throughout the community.

Fertilizer: Monty McCall discussed his meeting with Wilbur Ellis regarding fertilizer. The effect of the sodium in the soil on the lantana was discussed. Wilbur Ellis will provide recommendations for addressing this problem with the lantana. The winter trimming of the lantana was reviewed, as well as the Chinese Elm trees that were recently lost.

Tree Trimming: The tree trimming bid from Arbor Pro for \$13,800 was reviewed. This bid is for 2012 trimming. Arbor Pro will evaluate the pine trees in the community, and determine which trees are close to dying or positioned too close together. These trees will be removed, and replaced with a new tree. The 2012 tree trimming budget was reviewed. The **motion** to approve the bid from Arbor Pro for \$13,800 for August 2012 tree trimming was made by Henry Rice, seconded by John Newell, and carried unanimously. Monty McCall discussed the communication of landscape plans to the homeowners.

Crismon Ditch: Monty McCall reviewed the progress at the Crismon ditch. Plants were removed and replaced. A bid to re-rock the area was requested. Additional Palo Verde trees will be planted in spring 2012. \$15,000 was budgeted for irrigation improvements. The number of clocks will be reduced from 10 to 5. Helper sprinkler heads will be added. Landmark has recommended hydro-seeding the turf areas.

Water Usage: There is a budget surplus of approximately \$26,000 in water expenses, which can be used for other landscaping projects. Monty McCall credits the Landmark Account Manager with the water savings.

Augusta Ranch Master Homeowners Association
Meeting of the Board of Directors – General Session
August 15, 2011 – 6:30pm
Mesa Police Substation
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Website Publication

Website Statistics: Paul Balyoz provided an update on the statistics related to the community website, and presented a written breakdown of these statistics to the Board for review. Paul Balyoz noted that the login information for the Augusta Ranch site is different from the Rossmar & Graham website.

On Course for the Holidays: The On Course for the Holidays event will be held in 2011, though no official date has been set. Several options are being reviewed, including using horse drawn carriages to tour the community with carolers. Diane Goldammer requested the Association contribute \$1,000 to the golf course for the event, to be used either for the horses or the movie. The **motion** to approve the contribution of \$1,000 to the golf course for this event was made by Diane Goldammer, seconded by Gary Bever, and carried unanimously. John Newell confirmed that the boy scouts can help post flyers on the homes facing the golf course.

August Ranch Magazine: Diane Goldammer discussed future plans for the magazine, including changing the “Find a Phrase” to “Where in the Ranch”, and adding a “Featured Homes” section, with one home featured each issue. Each winning home would receive a \$25 gift certificate. The **motion** to approve the expense of the \$25 gift card per magazine was made by John Newell, seconded by Gary Bever, and carried unanimously.

Security

The security report was presented and reviewed by Monty McCall. The following items were discussed: parking patrols and the recent increase in criminal activity and vandalism. Monty McCall discussed sending out a call to the homeowners for communication in the next magazine. Adding another patrol car was also discussed. Monty McCall gave kudos to Phil Pedersen and Mark Reese for their hard work in managing the security system. Monty McCall recently made contact with the Vice Principal and the officer at the Augusta Ranch Elementary School following an accident involving a student. Monty McCall will work with the Vice President of the school and the officer to make necessary safety changes to traffic lights and bike lines in the community. Monty McCall has also requested Mesa Police send out motorcycle officers out in the mornings with radar.

**Augusta Ranch Master Homeowners Association
Meeting of the Board of Directors – General Session
August 15, 2011 – 6:30pm
Mesa Police Substation
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Architectural Requests

The following architectural requests were reviewed by the Diane Goldammer. The motion to agree with the architectural committee was made by Henry Rice, seconded by Paul Balyoz, and carried unanimously.

- 2250 S Duval – Exterior Painting – Approved
- 9750 E Monte – Canopy for Greenhouse – Denied because it can be seen from the street
- 9751 E Natal – Side Gate – Approved
- 2639 S Bristol – Retaining Wall in Front Yard – Approved as long as wall is consistent with the home
- 2639 S Bristol – Exterior Paint – Approved
- 9540 E Lindner – Exterior Paint – Approved

Next Meeting Date

The next meeting will be held on September 19, 2011 at the Mesa Police Substation.

Diane Goldammer discussed the recent fire on the golf course. The homeowner called the security patrol and then called Diane Goldammer, and was unhappy with the response from the security company. Monty McCall confirmed that the patrol company did contact 911 when the homeowner called in the fire. This information should have been provided to the homeowner. Monty McCall will speak with the patrol company about sharing information with the homeowners.

Adjournment

With no further business to discuss, the General Meeting was adjourned at 8:38pm.

Respectfully submitted,

Rachel Stanton
Recording Secretary

SEPTEMBER



**Augusta Ranch Master Homeowners Association
Meeting of the Board of Directors – General Session
September 19, 2011 – 6:30pm
Mesa Police Substation**

Board Members Present

Monty McCall, President	John Newell, Vice President
Gary Bever, Director	Dorian Eaton, Director
Henry Rice, Director	Sandy Clancy, Treasurer
Lisa Quedens, Director	Diane Goldammer, Secretary (joined meeting at 6:32pm)

Board Members Absent

Paul Balyoz, Director

Management Present

Kamin Havens, Community Manager, Rossmar & Graham
Rob Felix, Senior Vice President, Rossmar & Graham

Homeowners Present: Five homeowners were present at the meeting.

Call to Order

The General Session was called to order at 6:30pm by Monty McCall.

Previous Meeting Minutes

The **motion** to approve the minutes from the August 15, 2011 general session minutes with the noted correction was made by Henry Rice, seconded by Lisa Quedens, and carried unanimously.

Homeowner Forum

Tim Pettigrew – 2248 S Sorrelle – Homeowner discussed a recent vehicle violation he received. He stated that he does not own the blue Ford Fusion or the black and white vehicles that were written up, and keeps his truck and boat in his front yard only when he is planning a trip. He asked the Board for clarification on how best to load and unload his boat for trips. Monty McCall explained that homeowners can contact the management company prior to the vehicle being left out, and no violation notice will be issued, as long as the vehicle is out for 48 hours for loading and unloading purposes. Monty McCall noted that, when it is being stored in the backyard, the boat can be seen from the street over the back fence, and this is not allowed. Mr. Pettigrew asked what kind of variance can be applied in this situation. John Newell noted that everyone in Augusta Ranch agreed to abide by the rules when they purchased their homes, and other homeowners in Augusta Ranch are required to store items such as boats and RVs. Kamin Havens will respond to the homeowner with the Board's decision.

Augusta Ranch Master Homeowners Association
Meeting of the Board of Directors – General Session
September 19, 2011 – 6:30pm
Mesa Police Substation
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Financial Report

The financial report for August 2011 was presented by Sandy Clancy. The following items were discussed: the Executive Financial Summary page, assessment income is over budget, year to date expenses are under budget, and the security patrol billing. The **motion** to accept the financial report for August 2011 as accepted was made by Henry Rice, seconded by Gary Bever, and carried unanimously.

Manager Report

Kamin Havens presented the manager report to the Board. The following items were discussed: the call log, new homeowners, architectural request and violations.

Mark Rees requested copies of all the open meeting materials being discussed.

Annual Picnic Breakdown: Ron Howard is confirmed as the DJ. Dr. Bounce is confirmed. Right Away Disposal is confirmed. Pro-EM Lighting is confirmed and paid in full. Golf Course Catering is confirmed and the deposit is paid. City of Mesa is confirmed. Games2U is confirmed and paid in full. Lisa Quedens with Sugar on Top presented a proposal for prizes for the costume contest. The **motion** to approve the invoice for \$184.84 from Sugar on Top was made by Gary Bever, seconded by Henry Rice, and carried unanimously.

CPA Selection: The **motion** to approve the bid from Mark Reece for \$675 for a compilation report for the 2011 year-end financial statements was made by Diane Goldammer, seconded by Gary Bever, and carried unanimously.

2012 Proposed Budget: Sandy Clancy reviewed the draft of the 2012 Proposed Budget. The following items were noted: interest income reduction, reserve funding, amount of funds kept in operating accounts, the patrol service costs, and the basis for the proposed budget amounts. Sandy Clancy noted that this draft is over budget approximately \$20,000. The Board discussed ways to address the budget deficit if the transfer fee amendment does not pass, including cutting the monthly reserve contribution, cutting the annual picnic expenses, and borrowing from the reserve fund. Sandy Clancy noted that assessments have not been raised since 2008.

Augusta Ranch Master Homeowners Association
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Landscape and Irrigation

Monty McCall presented updates on the landscaping throughout the community.

Weed Control: Grass and Granite areas were sprayed with emergent. All turf areas sprayed for summer weeds for \$3,800 paid from the fertilizer budget. The turf that was not overseeded will be sprayed again in January or February 2012.

Trees: 21 trees will be removed next week by Turner Tree. Arbor Pro will be on property later in September to trim approximately 280 trees.

Soil Samples: It was determined that the soil has a very high salt content which has damaged plants. Steps have been taken to address this.

Crismon Ditch: 375 plants will be planted along the ditch, and the drip lines serving these plants have been addressed. The plants have not been installed due to problems with the clocks. New clocks will be installed to run the irrigation in this area.

Granite Replenishment: This project is planned for December 2011.

Rye Grass: Monty McCall noted that the start of the rye grass transition will depend on the weather. Ellsworth Park, Monterey Park and the loop will be overseeded in 2011.

Water Usage: Monty McCall reviewed the consistent drop in water usage over the last few years. The process for the City of Mesa direct withdrawal of the monthly water bill was reviewed, and it was noted that the amount billed does not match the amount of usage noted by the meter readers. The water expenses are under budget year to date.

Tivoli: The trees along Baseline are the responsibility of Tivoli. Monty McCall noted that Augusta Ranch may donate irrigation clocks to Tivoli.

Website Publication

John Newell reviewed the website report.

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Welcome Booklet: Diane Goldammer reviewed the welcome booklet that will be provided to new homeowners. The booklet will include CC&R highlights, contact numbers, and coupons from vendors. Diane Goldammer recommended printing the booklet in color. Rob Felix noted that the Board does have 20 black and white pages available in the Welcome Packet provided by Rossmar & Graham Resales and Disclosures at no cost. Sandy Clancy recommend posting this booklet on the website for homeowners to download and provide to their renters.

Security

The security report was presented and reviewed by Dorian Eaton. The Security Committee meetings were reviewed. Dorian Eaton suggested cutting the daytime hours on Saturdays and Sundays and applying those hours to Friday nights and Saturday nights. Community Action estimates that this will reduce the monthly bill by approximately \$140 per month. It was noted that Mark Rees is included in any decisions that are made regarding security. Kamin Havens noted that very few calls are received from homeowners on Saturdays and Sundays. Mark Rees suggested reducing man power based on what he has observed. Mark Rees noted that the security patrol was originally brought in to protect the assets of the homeowners association such as sprinklers and common walls, not the individual homeowners and their property. Mark Rees noted that large issues are still occurring at night. Monty McCall expressed his opinion that the daytime weekend patrol can be eliminated, as well as the second patrol car at nights. Sandy Clancy noted that the security patrol can act as a deterrent for criminals in Augusta Ranch, even though they are not police. The authority was given to the Security Committee to determine if the patrol services should be cut, and to implement that decision. The security at the golf course was discussed.

Architectural Requests

The following architectural requests were reviewed by the Diane Goldammer. The motion to agree with the architectural committee was made by John Newell, seconded by Sandy Clancy, and carried. Henry Rice abstained from voting.

2654 S Vincent – Exterior Paint – Approved

9310 E Monterey Ave – Landscape/Peephole – Approved

9832 E Linder Ave – Pavers – Approved

2452 S Duval – Stone Veneer Front of Home – Approved

2410 S Bernard – Landscape – Approved

2446 S Sorelle – Gazebo/Portable – Disapprove – Request does not comply with CC&Rs

9866 E Navarro – Exterior Paint – Approved – Revised request

Augusta Ranch Master Homeowners Association
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Mesa Police Substation
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Next Meeting Date

The next meeting will be held on October 17, 2011 at the Mesa Police Substation.

Adjournment

With no further business to discuss, the General Meeting was adjourned at 8:29pm.

Respectfully submitted,

Rachel Stanton
Recording Secretary

OCTOBER



Augusta Ranch Master Homeowners Association
Meeting of the Board of Directors – General Session
October 17, 2011 – 6:30pm
Magnolia Room - Augusta Ranch Golf Course

Board Members Present

Monty McCall, President	John Newell, Vice President
Paul Balyoz, Director	Dorian Eaton, Director
Henry Rice, Director	Diane Goldammer, Secretary
Sandy Clancy, Treasurer	Lisa Quedens, Director
Gary Bever, Director	

Board Members Absent: None

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

Homeowners Present: Three homeowners were present at the meeting.

Call to Order

The General Session was called to order at 6:27pm by Monty McCall.

Previous Meeting Minutes

The **motion** to approve the minutes from the September 19, 2011 general session minutes as presented was made by Henry Rice, seconded by Dorian Eaton, and carried unanimously.

Homeowner Forum

Karen Stegena with the Mesa Police Department introduced herself as the new officer assigned to the district. She reviewed her specialties and experience, and provided crime statistics for Augusta Ranch. Ms. Stegena reviewed the communication process between her office and the Management for Augusta Ranch. Monty McCall and Ms. Stegena discussed the types of crimes usually committed within Augusta Ranch. Ms. Stegena discussed how Augusta Ranch compares to neighboring communities.

Steve Sweet addressed the Board regarding a violation fine for overnight street parking. Mr. Sweet is asking for leniency in the \$350 in fines assessed to his account for parking violations.

Raud Hampton addressed the Board about a violation fine for parking a commercial vehicle. Mr. Hampton is asking for a waiver of the \$350 in fines assessed to his account.

Augusta Ranch Master Homeowners Association
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Financial Report

The financial report for September 2011 was presented by Sandy Clancy. The following items were discussed: the cash on hand, the year to date income, delinquent amounts trends compared to previous years, and the expenses. Monty McCall addressed the notes to the financial reports provided by the accountant and the manager. The **motion** to accept the financial report for September 2011 as accepted was made by Henry Rice, seconded by Gary Bever, and carried unanimously.

The Board reviewed the proposed 2012 budget and discussed the following items: the reserve contribution compared to 2011, the planned reserve expenditures in 2012 and 2013, and the transfer fee vote that is pending. The **motion** to approve the 2012 budget with a maximum allowable annual assessment of \$801 was made by Henry Rice, seconded by Diane Goldammer, and carried unanimously. The actual implemented assessment amount will not change.

Manager Report

Kamin Havens presented the manager report to the Board. The following items were discussed: the call log, new homeowners, and the fountain maintenance.

Annual Picnic Breakdown: The lighting will be delivered early, and the Manager requested that Board members volunteer to help unload and setup the lighting. Clean up was discussed. The Manager provided an update on the vendors and organizations attending. Trash cans and bags still need to be purchased. The transfer fee amendment table was discussed, as well as the setup for the Halloween costume contest. Lisa Quedens suggested having crime prevention and city council support at next year's picnic. The laser tag and hamster ball locations will be switched.

Painting Homes in Parcel 8A/8: The Manager noted 27 homes in parcel 8A and 8 as needing paint. A letter will be sent to the homeowners in this parcel, asking the homeowners to contact the Manager. The Manager is asking the Board to give homeowners three months to paint their homes or to write a letter to the Board explaining why they cannot paint within three months. The **motion** to approve the plan presented by the Manager was made by Gary Bever, seconded by Diane Goldammer, and carried unanimously.

Augusta Ranch Master Homeowners Association
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Minute Taker: The Board reviewed the presented options for a new minute taker. The **motion** to approve Jennifer Gustafson as the new minute taker for the community was made by Henry Rice, seconded by Gary Bever, and carried unanimously.

2051 S Alicia – Adding Blocks to Wall: The Board reviewed the homeowner's request to have the Association add blocks to the block wall because children are throwing trash over the wall into the homeowner's yard. The Board discussed who owns and is responsible for the wall, and determined that it is a party wall between the homeowners and Basha's. The homeowner would need to submit an architectural application for this project.

Landscape and Irrigation

Monty McCall presented updates on the landscaping throughout the community.

Overseeding was reviewed. Monty McCall noticed that dirt was brought in to fill holes. Fertilizer was applied to the Monterey Park. Weed treatment will be applied to turf areas that were not overseeded.

Crismon Ditch: Half of the irrigation equipment upgrade was completed. The remaining sections will be completed after the overseeding project is complete. The old irrigation components were donated to Tivoli. The old plants were removed, and new plants were purchased but not yet installed. Drip lines were capped as needed, which has saved water for the association. Monty McCall discussed the options of installing the new plants in the spring, or keeping the area cleared and using the new plants in other areas. It was determined to keep the area cleared of shrubs, to cap the drip lines and to provide water tubes to the trees. Monty McCall estimates the water savings to be \$5,000 to \$6,000 each year.

Pine Trees: Monty McCall recommended removing 21 pines trees in October-November for \$10,000, including grinding the stumps. 6 dead pines trees have already been removed this year. The **motion** to remove the 21 pines trees was made by Henry Rice and seconded by Gary Bever. The Board discussed the empty spaces that would be left by removing the trees and the benefit to the grass areas if the trees are removed. Monty McCall assured the Board that, because the trees were planted so close together, the removal of trees would not be noticeable. The **motion** carried unanimously.

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Park Central Wall: The pony wall at Park Central that runs along Neville was discussed. The Park Central Association has confirmed that they have no plans to paint this wall. The **motion** to give Monty McCall the discretion to approve this painting project before the next meeting for an amount not to exceed \$500 was made by John Newell, seconded by Sandy Clancy, and carried unanimously

Doggie Stations and Trash Cans: Monty McCall discussed the responses he has received regarding the trash cans and doggie stations.

Security Committee Report

Dorian Eaton presented an update on the security patrol service. Daytime hours on the weekends were reduced. The monthly payment was reduced by \$1,000. Monty McCall discussed the priorities for the patrol on Saturday nights.

Website Publication

Paul Balyoz reviewed the website report, and provided statistics in writing to the Board. The following items were reviewed: lost and found items posted, visitor statistics remained similar to last month, and the popular pages. Linking the sub-association pages to the Master website was discussed.

Welcome Booklet: The welcome booklet was reviewed. It was noted that John Newell is in the process of obtaining sponsors, and has until December to confirm the sponsors. The **motion** to approve the committee to hand out booklets to all new homeowners in Augusta Ranch was made by Henry Rice, seconded by Gary Bever, and carried unanimously. The Board approved to order 250 booklets with the changes made to the last page.

Architectural Requests

The following architectural requests were reviewed by the Diane Goldammer. The motion to agree with the architectural committee was made by Gary Bever, seconded by Dorian Eaton, and carried.

2262 S Duval – Exterior Painting – Denied – Colors are not from approved list

2528 S Keene – Exterior Painting – Approved

2702 S Keene – Exterior Painting – Denied – Colors are not from approved list

2745 S Duval – Garage Painting – Approved

2255 S Bristol – Solar Panels – Approved

9565 E Lompoc – Landscape – Approved

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9819 E Naranja – Front Door – Approved

2530 S Bernard – Garage Door Painting – Denied – Garage door must match the house

2247 S Bristol – Driveway Extension – Approved

Next Meeting Date

The next meeting will be held on November 21, 2011 at the Mesa Police Substation.

Adjournment

With no further business to discuss, the General Meeting was adjourned at 8:34pm.

Respectfully submitted,

Rachel Stanton
Recording Secretary

NOVEMBER



**Augusta Ranch Master Homeowners Association
Meeting of the Board of Directors - General Session
November 21, 2011 - 6:30 P.M.**

Mesa Police Substation
2430 S Ellsworth Road
Mesa, Arizona 85209

Board Members Present:

Monty McCall, President
John Newell, Vice President
Diane Goldammer, Secretary
Lisa Quedens, Director
Henry Rice, Director
Gary Bever, Director
Paul Balyoz, Director

Board Members Absent:

Sandy Clancy, Treasurer
Dorian Eaton, Director

Rossmar & Graham Representative:

Kamin Havens, Community Association Manager

7 Homeowners were Present

I. Call to Order:

The General Session was called to order at 6:28 P.M. by Monty McCall.

II. Review and approval of Minutes from October's Meeting:

The **motion** to approve the minutes with the correction was made by Henry Rice, seconded by John Newell, and carried unanimously.

III. Homeowner Forum:

Donna Bickel addressed the Board regarding two parking violations:

(a) The Notice dated November 11th, 2011 pertains to a white Dodge Ram that does not belong to the household nor any of its visitors. Ms. Bickel is requesting that the violation be waived and disregarded.

Augusta Ranch Homeowners Association
Board of Directors General Session
Meeting Minutes from November 21, 2011

IV. Review October Financial Statement:

The financial report for October 2011 was presented by Lisa Quedens, in Sandy Clancy's absence. The following items were discussed: cash on hand, year to date income, expenses year to date, delinquent accounts, and the expense variance report. An adjustment to the total surplus deficit listed on page 10 was estimated at \$12,000 following two invoices for tree removal received the prior day. The Board agreed to leave the surplus in operating funds rather than transferring it to reserves in December.

Lisa Quedens will assume Treasurer duties effective December 1st, 2011. Sandy Clancy will be available to assist with the transition until May of next year.

A **motion** to accept the financial report for October 2011 as presented was made by Henry Rice, seconded by Gary Bever, and carried unanimously.

V. Manager Report:

Kamin Havens presented the manager report to the Board. The following items were discussed:

- A. **Task List/Administrative Report** - The Manager gave an overview of the call log, new homeowners, architectural requests, and violations sent for the month.
- B. **Insurance** - The Board reviewed the presented options for an insurance carrier/broker, due in January, 2012. Differences in coverage offered by Mahoney Group and LaBarre/Oksnee for Business Income, Extra Expense, Outdoor Property, Retaining Walls/Roads/Surfaces, Crime/Fidelity/Employee Dishonesty and Workers' Compensation were the focal points of comparison. The **motion** to renew with Mahoney Group as the insurance carrier for another year was made by Monty McCall, seconded by Paul Balyoz, opposed by Henry Rice, and carried by a majority vote.
- C. **Collection Policy** - The Manager outlined the new collection policy and Maxwell Morgan contingency contract, which is expected to accelerate the process of collecting delinquent accounts. The **motion** to approve the Rossmar & Graham

collection policy was made by Gary Bever, seconded by Paul Balyoz, and carried unanimously. The **motion** to accept the contingency contract with Maxwell Morgan was made by Gary Bever, seconded by John Newell, and also carried unanimously.

D. **Emblems for Monuments** - The Manager presented a bid of \$1222.94 by Arizona Commercial Signs for the replacement of two emblems by the same vendor who refurbished the entrance monument. The metal can be recreated with the original appearance and a very high bond adhesive to prevent theft. The logo will also be available on a CD for future use. Reserves are available for the Common Area. A **motion** to accept the bid was made by Monty McCall, seconded by Paul Balyoz, and carried unanimously.

E. **Mailboxes** - The Manager presented a bid by Greyhunter for the cleaning of the remaining 45 mailboxes which would include removal of tape and painting as needed for a rate of \$50.00 per mailbox. Upon the Manager's recommendation and Monty McCall's request, a counter offer of \$35.00 per mailbox will be proposed, with a final offer of \$40.00 maximum.

Top Lot Proposal -A **motion** to accept the proposal to replace the crack slide was made by Gary Bever, seconded by Henry Rice, and carried unanimously.

Delinquency Date for Transfer Amendment - Upon recommendation of the Manager and approval of the Board, the delinquency report for the Transfer Amendment will be December 15th, 2011. Upon recommendation of Henry Rice and approval of the Board, all written consents from owners will need to be received by December 31st. Written Consents do not expire. The Manager will send the information to Paul Balyoz to update the website.

Landscape/Irrigation:

A. **Pine trees** - Monty McCall presented the Landscape Report, discussing the removal of 22 pine trees and the plan to replace every hole and non-indigenous species of tree in Augusta Ranch with plants that will have the best chance for survival. With the consultation of ArborPro and various licensed arborists, Augusta Ranch has mapped each

of its trees that does not thrive in the valley and plans to send the entire list to Landmark for a quote in order to replace these in the next year as budget allows.

A Homeowner from the original Board of Directors inquired about changes in the prognosis of the pine trees since the developer/contractor designed the schedule of trees.

B. **Crismon Ditch** - The winter project will involve improving irrigation and installing easy flow tanks to improve the water coverage. In the spring, the community will hydro-seed bare spots on the ditch and the loop using an effective bird repellent, and will plant Bermuda grass. If funds remain, additional shrubs and colorful plants will continue to be planted. The budget may be impacted by the passing of the amendment.

C. **Water** - Water consumption has increased by millions of gallons since last year due to differences in the amount of rainfall, though periods of under-usage have compensated for the periods of over-usage and resulted within budget. Improvements to the irrigation and rotation of over-seeding should help to alleviate water consumption and enhance the overall landscape.

VI. Website Publication

Paul Balyoz reviewed the website report, and provided monthly statistics for October, including the increased number of unique visitors, the most frequented pages, and visitor locations. A majority of visits were from direct links.

Diane Goldammer sent pictures from the 2011 picnic, which Paul will update on the photo page. Members are invited to view it at AugustaRanch.org. Homeowners can sign up to access additional information such as previous meeting minutes, policies, procedures, rules related to painting, and more.

VII. Architectural Request:

The following architectural requests were reviewed by Diane Goldammer. The **motion** to agree with the architectural committee was made by Henry Rice, seconded by Gary Bever, and carried unanimously.

- 2451 S. Duval - Stone Veneer - Approved
- 9406 E. Nopal - Wood Shed - Denied in order to request additional information and recommend setting farther back.
- 9824 E. Navarro - Exterior Painting - Approved
- 9630 E. Navarro - Exterior Painting - Approved
- 9455 E. Los Lagos Vista - Exterior Painting - Approved, both colors
- 9602 E. Nido - Patio Cover - Approved
- 9501 E. Kilarea - Driveway Expansion - Approved conditionally, must be kept one foot from the property line
- 2530 S. Bernard - Garage Door Painting - Approved
- 9740 E. Monterey - Gazebo - Approved with restriction, trim must be an approved color and not green
- 9737 E. Kiowa - Paint Trim - Approved
- 9455 E. Los Lagos Vista - Driveway Expansion - Approved
- 9613 E. Keats - Exterior Painting - Approved
- 9757 E. Naranja - Exterior Painting - Approved
- 9449 E. Los Lagos Vista - Exterior Painting - Approved
- 9818 E. Navarro - Exterior Painting - Approved
- 9616 E. Navarro - Pending, Request just received

VIII. Security

Monty McCall delivered a Security Update in Dorian Eaton's absence, and discussed the following topics:

Holiday Parking - In observation of the upcoming holidays, the committee proposes that no parking tickets be issued on Wednesday, Thursday, and Friday to allow for visiting cars to park on the street. Tickets will be issued for the red zone only. Dates for Christmas and New Years parking are to be announced.

Security and Liability - Monty McCall shared highlights from a security briefing that he and the Manager attended regarding liability and security lawsuits.

Juvenile Disturbances - A Homeowner inquired about the process for handling juvenile disturbances, such as the egging of a car. Monty McCall urged Homeowners to report these incidents both to the police and the HOA Security. Each offers different areas of authority and resources that can help resolve such incidents, but only if they are reported.

IX. Further Business

Pending Violations and Delinquency Date for Transfer Amendment -

A Homeowner inquired about the process for voting on the amendment and whether pending violations obtained after the vote was submitted would impact the count. The Manager confirmed that December 15th, 2011 would be the Delinquency Date for the Transfer Amendment, at which time the Homeowner's standing would determine whether their vote would be validated or invalidated. Homeowners are encouraged to check email blasts, the website and set up a username and PIN to access Rossmar Connect for faster access to results of pending violations.

Missing Stop Sign - A Homeowner inquired about the missing stop sign and post near the small street of Harper across from Park Central. The Manager will call her contact at the City of Mesa to bring resolution.

Fountain Maintenance - The pool maintenance company recently cleaned the auto filter in the fountain to try to restore the low water level. The pump will be checked as well, as water and pressure levels continue to be low.

Owl Threat - A Homeowner expressed concerns about a large owl in the neighborhood that has attacked her and pets in the community.

Boy Scouts - John Newell discussed an email blast for the Boy Scouts and the success of the welfare food drive. Boy Scouts will be wrapping up after a few final matters.

Homeowner Picnic - Homeowners praised the recent picnic event.

X. Next Meeting Date - January 16, 2011:

The next meeting will be held on January 16, 2011 at the Mesa Police Substation.

XI. Adjournment of Open Session:

Monty McCall thanked the meeting participants and adjourned the General Meeting at 8:21 P.M.

Augusta Ranch Homeowners Association
Board of Directors General Session
Meeting Minutes from November 21, 2011