

# Augusta Ranch Homeowners Association



## Board Meeting Minutes 2012

**JANUARY - NOVEMBER 2012**

Augusta Ranch

**JANUARY**



**Augusta Ranch  
Board of Directors Meeting  
Monday, January 21, 2012 - 6:30 P.M.**  
Mesa Police Substation  
2430 S Ellsworth Road  
Mesa, Arizona 85209

Open Session Meeting Minutes

**Board Members Present:**

Monty McCall, President  
Sandy Clancy, Treasurer  
Diane Goldammer, Secretary  
Gary Bever, Director  
Dorian Eaton, Director  
Lisa Quedens, Director  
Henry Rice, Director

**Board Members Absent:**

John Newell, Vice President  
Paul Balyoz, Director

**Rossmar & Graham Representative:**

Kamin Havens, Community Association Manager

**8 Homeowners were Present**

**I. Call to Order:**

President Monty McCall confirmed the quorum and called the Open Session of the meeting to order at 6:29 P.M.

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

A **motion** was made by the Board of Directors to accept the Open Session minutes from the November 21, 2011 meeting with a correction to Section V on page 3 under the item Top Lot Proposal. The motion was seconded and carried unanimously.

**III. Homeowner Forum:**

- A.** Jennie and Michael Unroe of 9750 E. Monte Ave. addressed the Board regarding the removal of a non-approved greenhouse on their property. Mr. and Ms. Unroe requested an extension of several months to allow for the growth of a

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thick Ficus wall which would conceal visibility of the greenhouse from the street.

- B. A Homeowner encouraged the Board to remain true to CC&Rs for the approval of paint colors.
- C. A Homeowner inquired about the acceptability of inverting the body and trim colors of a home.

#### IV. Review November and December Financial Statement:

The financial report for November and December, 2011 was presented by Treasurer Sandy Clancy. The following items were discussed: the cash on hand, the year to date income, the trending of assessment income compared to previous years, the expenses, reserve funds, and potential to earn interest on the budget surplus. Over the next months, the Board will monitor the 2012 budget and the impact of assessment income.

The **motion** to approve the financials as written was made by the Board of Directors and opened for discussion. A Homeowner inquired about statistics pertaining to the quarterly uncollected assessments. With no further discussion, the motion was seconded and carried unanimously.

#### V. Manager's Report:

- A. **Task List/Administrative Report** - Community Association Manager Kamin Havens provided updates regarding the replacements of a slide at Bernard Milagro Park, a handrail at Baldwin playground, an electrical box on Lansing, and two basketball nets at Baldwin Park. An overview of the call log, new homeowners, architectural requests, and violations for the last months was also reviewed.
- B. **Exterior Paint - Next Parcel** - The Board reviewed a list of 24 homes in the Orange Parcel identified by the architectural committee as needing paint for the second Exterior Paint Phase. A **motion** to approve painting of Phase Two was made by the Board of Directors, seconded, and carried unanimously.

#### VI. Landscape/Irrigation:

- A. **Landscape Report** - Monty McCall presented updates on the water usage, ryegrass landscaping, easy flow tank installation, and spraying for weeds throughout the community.

- B. Proposal Landscaping (Mar, Apr, May)** - The Board reviewed a proposal for the planting of 81 trees along Baseline, Crismon, Guadalupe, and Ellsworth as well as 83 trees, 225 Bougainvilleas, 40 Oleander, 200 Gold Mound Lantana, and 100 Natal Plum along the loop and side street during the March, April, and May planting season. A budget of \$71,000 available from contract overage, shrub and tree budget, tree trimming, extra fertilizer, solar clock, and a credit with Landmark is proposed for financing of the \$57,113.98 contract. The **motion** to approve the landscaping proposal as presented was made by the Board of Directors, seconded, and carried unanimously.
- C. Tree Removal** - The Board discussed commissioning Landmark for the removal of a single dead tree on 96th independently of the community's plans to remove several at risk pine trees. A Homeowner inquired about the planting of any new pine trees.

#### **VI. Website Publication:**

**Welcome Pamphlet** - Secretary Diane Goldammer discussed advertising in the Welcome Packet given to new Homeowners. Small businesses of Augusta Ranch may print a half-page ad for \$25 per year or a business-size page for \$10 per year. The Board will evaluate printing costs to determine whether 100 or 250 Welcome Packets will be printed on an ongoing basis. Information will be posted on the website again to notify prospective advertisers of this opportunity.

#### **VII. Security**

**Security Update** - Monty McCall provided an overview of the security report. The number of calls into Augusta Ranch from Mesa City Police, robberies, traffic stops, and juvenile disturbances all showed improved in the last two months. Changes to the format of the report are under consideration. A Homeowner inquired about the age of a security officer.

#### **VIII. Architectural Request:**

The following architectural requests were reviewed by Diane Goldammer. The **motion** to accept following recommendations from the architectural committee with the exception of Item J, 9417 E. Kilarea was made by the Board of Directors, seconded, and carried unanimously.

- A. 9707 E. Navarro - Exterior Paint (approved)
- B. 9766 E. Navarro - Exterior Paint (approved)
- C. 9713 E. Navarro - Exterior Paint (approved)
- D. 2229 S. Vincent - Exterior Paint (approved)
- E. 2334 S. Vincent - Exterior Paint (approved)
- F. 2423 S. Bristol - Exterior Paint (approved)
- G. 9616 E. Nido - Gazebo (approved)
- H. 2660 S. Joplin - Exterior Paint (approved)
- I. 9712 E. Navarro - Exterior Paint (approved)
- J. 9417 E. Kilarea - Driveway Expansion - (approved with 45 degree angle on right side)
- K. 9719 E. Navarro - Exterior Paint (approved)
- L. 9503 E. Los Lagos Vista - Solar Panels (approved with Homeowner responsibility for validating the roof warranty)
- M. 9218 E. Lobo Ave - Landscape (approved conditionally, must use at least 2 cacti)
- N. 9754 E. Navarro - Exterior Paint (approved)
- O. 9231 E. Lindner - Front Door (submitted to Suncrest)
- P. 9541 E. Naranja - Sidewalk/RV Gate (approved, not to be used for storage)
- Q. 9622 E. Naranja - Exterior Paint (approved)
- R. 2232 S. Duval - Exterior Paint (approved)
- S. Naranja - Architectural Plan for Front Courtyard/Honing Wall (approved)

A **motion** to approve the architectural request as proposed for Item J, 9417 E. Kilarea, was made by the Board of Directors and seconded. The motion was opposed by Director Henry Rice with reference to the 45 degree angle requirements for a driveway extension. The Board reviewed Section Q3 of CC&Rs, and carried the motion by majority.

## **IX. Further Business**

**Boy Scouts** - The Boy Scouts continue to take care of erecting flags and cleaning up signs in the Augusta Ranch community.

A **motion** to donate \$300 to the Boy Scout troops for their service throughout the year was made by the Board of Directors, seconded, and approved unanimously.

The Board grants permission for the Boy Scout troops to post a sign at the time of flag service identifying which troop is

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responsible. The signs will require a permanent post hole and would be removed each time the flag is taken down.

**X. Next Meeting Date - February 20, 2012:**

The next meeting will be held on February 20, 2012 at the Mesa Police Substation.

**XI. Adjournment of Open Session:**

The General Meeting was adjourned at 7:54 P.M.

TE10052002

**FEBRUARY**





**Augusta Ranch  
Board of Directors Meeting  
Monday, February 20, 2012 - 6:30 P.M.**

Mesa Police Substation  
2430 S Ellsworth Road  
Mesa, Arizona 85209

Open Session Meeting Minutes

**Board Members Present:**

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

**Rossmar & Graham Representative:**

Kamin Havens, Community Association Manager

**8 Homeowners were Present**

**I. Call to Order:**

President Monty McCall called the Open Session of the meeting to order at 6:27 P.M.

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

A **motion** to accept the Open Session minutes from the January 16, 2012 meeting was made by Director Henry Rice, seconded by Director Sandy Clancy, and carried unanimously.

**III. Homeowner Forum:**

**Painting Exterior Home** - Mr. and Ms. Ross of 9811 E. Nopal, Ms. Whorley of 9819 E. Nopal, and Mr. Hudobnik of 9456 E. Natal addressed the Board collectively to request approval of exterior paint colors for their homes which had been submitted as Architectural Requests. The Homeowners asked for consideration of updated neutral tones beyond the pre-approved Greystone

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Parcel scheme, with reference to similar colors found in the neighborhood and consent from neighboring Homeowners.

**IV. Review January Financial Statement:**

Treasurer Lisa Quedens presented the financial report for January, 2012. The **motion** to accept the financial report was made by Mr. Rice, seconded by Director Gary Bever, and carried unanimously.

**A. CD of reserve funds** - The Board discussed the option of transferring \$25,000 of the residual from reserves into a five-year CD at a rate of 1.59% or exploring money market options in order to gain greater interest on the surplus in operating cash with comparison to the 0.01% interest earned monthly in the checking account savings. A **motion** to table the decision until March Financials are available for review was made by Ms. Quedens, seconded by Vice President John Newell, and carried unanimously.

**V. Manager's Report:**

**A. Task/Admin Report** - Community Association Manager Kamin Havens presented the Manager's Report from January.

**B. Exterior Paint Update** - Phase One continues to progress, with three additional completions that had not yet updated on the report. Excepting a few hardships and second violations, Phase Two is also underway with the majority of Homeowners. Secretary Diane Goldammer inquired whether an Architectural Request had been submitted for the spot painting of a Phase One home that may be going into short sale. The Homeowner intends to color match and may paint the entire house in the summertime if staying in the home.

**C. Computer for Security** - The Board discussed the durability, cost effectiveness, and overall usability of various recommended options for the replacement of the patrol laptop, which is heavily worn from vehicle motion and imperative to security. Director Paul Balyoz and Mr. Newell will collaborate with management to replace the security computer before the next Board Meeting. A **motion** to replace the computer in the patrol car, not to exceed \$3000 was made by Mr. McCall, seconded by Mr. Rice, and approved unanimously.

**D. Write-offs for 2011** - Ms. Havens presented a brief overview of the write-off accounts for 2011. Though the number of accounts increased since the previous year, the amounts were smaller, resulting in similar 2010 and 2011 totals. Approximately \$64,977 of the \$90,517 hard costs can be recovered through money judgments. Mr. McCall discussed two additional deals for approximately \$3000 and \$4500 that were recently signed with former Homeowners and not yet reflected on the report. The **motion** to approve the write-offs for 2011 was made by Ms. Clancy, seconded by Director Dorian Eaton, and unanimously approved.

**VI. Landscape/Irrigation:**

**A. Landscape Report** - Mr. McCall reviewed the progress of the landscaping improvements, water usage, and a recently completed fertilizer schedule three years in development. The Board discussed the transition period beginning in April, 2012 for the application of Bermuda, the seeding and planting near the ditch expected to take place following current work on the irrigation system, and the diminished onset of weeds due to regular pre and post emergent spraying.

**B. Culvert at Baseline and Crismon** - Mr. Newell expressed concerns about the sand levels and restriction of the transfer culverts that he and Mr. McCall observed during a recent inspection of the ditch. Ms. Havens will inform the City of Mesa about the less than five percent flow to the neck on the northeast side and possible problems at Baseline and Crismon if water cannot transfer through the culvert.

**VII. Website Publication:**

**A. Website Statistics** - Mr. Balyoz shared latest statistics for the website in January, 2012. The number of visitors, site visits, and page views were similar to the previous month, though slightly higher. Popular key phrases, locations of visitors, and referrals from other sites were also discussed.

**B. Welcome Pamphlet Update** - On Friday, February 17, 2012, Ms. Havens, Ms. Quedens, and Ms. Goldammer visited 19 homes to

welcome new Homeowners from December and January (excluding sub-associations and bank owned homes) to the Augusta Ranch community and provide the Welcome Pamphlet. The next Welcome Committee visits will take place at the end of February/beginning of March, and those wishing to attend may email the Community Association Manager.

### **VIII. Security**

**Security Update** - Mr. McCall announced the regrettable loss of two security officers and efforts to fill the personnel need. He and Ms. Havens will meet with Community Action and Mr. McCall will be present the entire week to ensure a resolution. The security trainer of many years with Augusta Ranch will continue to be involved with new hire training and managers may be assisting with the patrol as needed. An agreement regarding a procedural change at the Palms is in progress and well-received. The association will continue to protect its sub-associations, foster rapport with the Mesa Police Department, and invest in security. Four recent arrests were made involving theft of property in vehicles or garages. Efforts continue to eliminate culprits, including upcoming eviction letters and targeted patrolling. Augusta Ranch retains the lowest crime rate in the East Valley.

### **IX. Architectural Request:**

The following architectural requests were reviewed by Ms. Goldammer. The **motion** to accept following recommendations from the architectural committee was made by Mr. Bever, seconded by Ms. Quedens, and carried unanimously.

- A. 2727 S. Drexel - Paint (approved)
- B. 2729 S. Sorrelle - Paint, second choice (approved)
- C. 9426 E. Los Lagos Vista - Paint
  - a. color scheme that includes the new wool (denied)
  - b. color scheme 2, parcel 4 (approved)
- D. 9741 E. Lompoc - Paint (approved)
- E. 2247 S. Bristol - RV Gate (approved with stipulation that the Homeowner obtain his neighbor's approval and be advised that he will not be permitted to park his RV there)
- F. 2718 S. Joplin - Paint (approved)
- G. 2733 S. Keene - Skylight (approved; Homeowner will be advised that it is her responsibility to ensure the roof does not leak)

- H. 2751 S. Drexel - Paint
  - a. Color scheme 2 (approved)
  - b. Front door color (denied)
- I. 9811 E. Nopal - Paint (tabled for executive session)
- J. 9836 E. Nopal - Paint (approved)
- K. 9819 E. Nopal - Paint (tabled for executive session)
- L. 2515 S. Keene - Rain Gutters (approved)
- M. 9837 S. Natal - Paint (approved)
- N. 9914 E. Lompoc - Paint (approved)
- O. 2249 S. Faith - Paint (approved)
- P. 9902 E. Kiowa - Paint (approved)
- Q. 9456 E. Natal - Paint (tabled for executive session)
- R. 9304 E. Milagro - Paint (approved)
- S. 9830 E. Navarro - Paint (approved)
- T. 3551 E. Los Lagos - Paint (approved)

**X. Next Meeting Date - March 19, 2012:**

The next meeting will be held on March 19, 2012 at the Mesa Police Substation.

**XI. Adjournment of Open Session:**

A **motion** to adjourn was made by Mr. Rice and seconded by Ms. Goldammer. The General Meeting was adjourned at 7:40 P.M.

TE10052002

**MARCH**



**Augusta Ranch  
Board of Directors Meeting  
Monday, March 19, 2012 - 6:30 P.M.**

Mesa Police Substation  
2430 S Ellsworth Road  
Mesa, Arizona 85209

Open Session Meeting Minutes

**Board Members Present:**

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

**Board Members Absent:**

Gary Bever, Director  
Sandy Clancy, Director

**Rossmar & Graham Representative:**

Kamin Havens, Community Association Manager  
Kirk Kowieski, Vice President of Lifestyle Master Division

**1 Homeowner was Present**

**I. Call to Order:**

President Monty McCall called the Open Session of the meeting to order at 6:30 P.M.

**II. Introduction to Kirk Kowieski:**

Community Association Manager Kamin Havens introduced Kirk Kowieski, the new Vice President of the Lifestyle Master Division of Rossmar & Graham. Mr. Kowieski discussed the recent restructuring of the division in order to better serve the needs of clients and his role in support of Augusta Ranch.

**III. Review and approval of Minutes from February's Meeting:**

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A **motion** to accept the Open Session minutes from the February 20, 2012 meeting was made by Director Henry Rice, seconded by Director Dorian Eaton, and carried unanimously.

**IV. Homeowner Forum - N/A**

**V. Review February's Financial Statement:**

Treasurer Lisa Quedens presented the financial report for February, 2012. The **motion** to accept the financial report was made by Mr. Rice, seconded by Mr. Eaton, and carried unanimously.

**VI. Manager's Report:**

- A. Task/Admin Report** - Ms. Havens provided an overview of the Administrative Report and Task List from February.
- B. Exterior Paint Update** - All Phase 1 painting has been completed or approved for extension due to hardship, excepting two requests that will be reviewed during the Executive Session. Contact has been made with the majority of Homeowners regarding Phase 2 painting, which is due by April 30th unless other arrangements are approved. Director Paul Balyoz recommended the website database as another source for contact information.
- C. Painting - Phase 3** - A **motion** to approve the list of homes identified as needing exterior paint for Phase 3 was made by Mr. McCall, seconded by Secretary Diane Goldammer, and carried unanimously. Letters will be sent to the Homeowners following the Board Meeting.
- D. Painting Common Walls** - A **motion** to approve the Greyhunter bid for the repair and painting of water damaged common wall to be paid out of reserves with the option to add further sections within the \$5000 budget was made by Ms. Goldammer, seconded by Mr. Rice, and carried unanimously. Letters have been sent to notify the respective Homeowners that water damage on the common wall behind their homes will be painted, but that they will be asked to repair future occurrences at their expense.
- E. Slide for Baldwin Park** - The Board reviewed a bid of \$3739.95 by Dave Bang Assoc., Inc. for the replacement of a spiral slide at Baldwin Park to be paid out of reserves for playground equipment. A **motion** to replace the slide immediately was made by Mr. Rice, seconded by Ms. Quedens, and carried unanimously. A Homeowner inquired about canvas



canopies as a means to prevent sun damage on playground equipment.

## **VII. Landscape/Irrigation:**

- A. Landscape Report** - Mr. McCall discussed water usage and allocation, as well as Landmark projects, including the planting of lantana which had begun that morning and would be followed by natal plum, bougainvillea, and 182 trees to be planted by species and billed as completed. Landscaping techniques of rejuvenation and stepping up will be used to improve the appearance of selective oleander bushes and visibility on the public streets. The Board discussed weed control following the rain and progress on the ditch.
- B. Arbor Pro Draft Report** - Augusta Ranch recently consulted with various licensed arborists to obtain expert guidance regarding landscaping. As part of their service, Arbor Pro has agreed to provide a health assessment report of all plants, trees, and turf for the association this year with no attached obligations.

## **VIII. Website Publication:**

- A. Website Registrar and Hosting** - Mr. Balyoz renewed the registration of the domain name for one year with Name.com to immediately reinstate the website following a brief outage caused by the expiration of the domain name on March 18, 2012. He will attempt to consolidate the various companies involved with the website into one under the hosting company, Rackspace.com. Mr. Balyoz will work with the hosting and registrar to ensure that at least two Board contacts are known, as HOA members change yearly, and will also work on a data backup solution in case of any changes with the hosting company. Ms. Havens will provide Mr. Balyoz with contact information from the payment of hosting through MyNetWire and will ensure that he is reimbursed for the domain name registration with Name.com. Mr. Balyoz shared takeaways for HOA best practices, including knowing whether the registrar is different from the hosting company, and setting up a single bills and billing date.
- B. Website Statistics** - Mr. Balyoz shared website statistics for February, 2012.

## **IX. Security:**

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Mr. McCall provided a security update and announced the appointment of two security officers for the weekend and weekday patrol. He recommended that Phil Peterson(sp?) be appointed at the next meeting to assume full-time coordination with the Police Department upon Sandy's retirement. Mr. McCall will provide follow up regarding the transfer of information with Black Hat Security Company and questions about liability.

**X. Cross-Divisional Communication:**

The Board discussed the need for communication among the Master and Sub Associations which may fall under the scope of different divisions. Mr. Kowieski explained changes in structure conducive to communication across divisions and will help to facilitate on the Executive Team regular meetings of the Master and Sub association divisions regarding shared issues. Mr. Balyoz inquired about the communication of best methods with other HOAs and future Board members. Mr. Kowieski described company-wide efforts in process to assemble A-Z best practices for standard operating procedures and plans for quarterly round tables for Board members to share best practices.

Mr. Kowieski departed the meeting at 7:38 P.M. Vice President John Newell joined at 7:41 P.M.

**XI. Architectural Request:**

The following architectural requests were reviewed by Ms. Goldammer. The **motion** to accept the following recommendations from the architectural committee was made by Mr. Newell, seconded by Ms. Quedens, and carried unanimously, with an abstention by Mr. Rice on his own request.

- A. 9304 E. Milagro - Exterior Paint (approved)
- B. 9811 E. Nopal - Exterior Paint (approved)
- C. 9456 E. Natal - Exterior Paint (approved)
- D. 9426 E. Los Lagos Vista - Exterior Paint (approved)
- E. 2637 S. Parrish - Exterior Paint (approved)
- F. 9305 E. Lobo - Exterior Paint (approved)
- G. 9764 E. Meseto - Exterior Paint (approved)
- H. 2735 S. Sorrelle - Exterior Paint (approved)
- I. 2247 S. Bristol - RV Gates (approved with stipulations that the column on the side of the house be reinforced and that the Homeowner be informed he cannot park his RV there; the neighbor's approval has been obtained)

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- J. 2732 S. Keene - Block Wall (tabled pending the receipt of a diagram)
- K. 9504 E. Kiva - Exterior Paint (approved)
- L. 2506 S. Sorrelle - RV Gate (approved with stipulations that the neighbor's approval be obtained and that Homeowner be informed that no RV or vehicle visible from the street may be parked there)
- M. 2229 S. Vincent - Driveway Expansion, Pavers (approved)
- N. 9237 E. Milagro - Solar Panels (approved)
- O. 2613 S. Parrish - Exterior Paint (approved with stipulation that front door color be changed to Monterrey Brown)
- P. 9819 E. Nopal - Exterior Paint (approved)
- Q. 9859 E. Nopal - Exterior Lights (approved)
- R. 9729 E. Lobo - Landscape (both options approved)
- S. 2102 S. Sorrelle - Satellite Dish (approved)
- T. 2102 S. Sorrelle - Playground Equipment (approved with stipulation of neighbor's approval)
- U. 9622 E. Keats Ave. - Exterior Paint (approved)
- V. 2262 S. Duval - Exterior Paint (approved)
- W. 9860 E. Natal - Exterior Paint (approved)
- X. 9643 E. Lindner - Decorative Front Yard Rock Art (denied, not compatible with neighborhood)
- Y. 9706 E. Lobo - Backyard Lattice, not seen from the street (approved)

**XII. Welcome Pamphlet Update:**

Upon the recommendation of Ms. Havens and Ms. Quedens, the Board unanimously approved a quarterly distribution of the Welcome Pamphlet, with the next distribution scheduled for April.

**XIII. Next Meeting Date - April 16, 2012:**

The next meeting will be held on April 16, 2012 at the Mesa Police Substation.

**XIV. Adjournment of Open Session:**

The General Meeting was adjourned at 7:56 P.M.

TE10052002

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**APRIL**



**Augusta Ranch  
Board of Directors Meeting  
Monday, April 16, 2012 - 6:30 P.M.**  
Augusta Ranch Golf Club  
2401 South Lansing Road  
Mesa, Arizona 85209

Open Session Meeting Minutes

**Board Members Present:**

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

**Rossmar & Graham Representative:**

Kamin Havens, Community Association Manager

**3 Homeowners were Present**

**I. Call to Order:**

President Monty McCall called the Open Session of the meeting to order at 6:23 P.M.

**II. Appointment of Phil Peterson for Security Director:**

Mr. McCall announced the retirement of Director Sandy Clancy after many years of service on the Augusta Ranch Board of Directors, and the return of former Security Director, Phil Peterson from Afghanistan. A **motion** to appoint Mr. Peterson to assume full-time coordination of security upon Ms. Clancy's retirement was made by Director Henry Rice, seconded by Director Paul Balyoz, and carried unanimously.

**III. Sprint/Nextel Tower Presentation:**

Mark Sawyer of Sprint/Nextel demonstrated physical samples and pictures of the Proposed 70' Monopine Cell Tower to be installed

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near the maintenance building at the golf course. Mr. Sawyer was present at the meeting as a representative of Mark McCreary of Sprint/Nextel to answer questions about the project and obtain the Board's written decision for the zoning application. The tower, which looks like a pine tree with no visible antenna, uses latest technology with an underground power source, and would provide coverage to every house in the HOA, while positioned at a maximum distance from the houses. The project would be a 30-year lease including standard maintenance and repair, and is expected to be completed in three to four months. A **motion** to accept the proposal was made by Mr. Rice, seconded by Director Dorian Eaton, and approved unanimously. Community Association Manager Kamin Havens will send the written minutes to Mark McGrory to be included in the zoning package.

**IV. Review and approval of Minutes from March's Meeting:**

A **motion** to accept the Open Session minutes from the March 19, 2012 meeting was made by Mr. Rice, seconded by Director Dianne Goldammer, and carried unanimously.

**V. Review March's Financial Statement:**

Treasurer Lisa Quedens presented the financial report for March, 2012. Cash on hand will be monitored over the next three months prior to moving any funds to reserves. Income is on track and expenses are under budget, with variance on utilities and landscaping. The Board discussed the decline in assessments from the previous year and will monitor the need to raise dues over the next quarter, as well as rewording for the vote to obtain transfer fees. Ms. Havens noted that the \$87,000 variance from the last month delinquency accounts on the Treasurer Report were due to write-offs completed at end of March. Ms. Havens will follow up to provide a total for credits to the HOA that are in progress. The **motion** to accept the financial report was made by Mr. Rice, seconded by Director Gary Bever, and carried unanimously.

**VI. Manager's Report:**

**A. Task/Admin Report** - Ms. Havens provided an overview of the Administrative Report and Task List from March, including the installation of backflow combination locks, completion of backflow testing, and possible repairs due for the report to the City of Mesa by April 30, 2012. Mr. Peterson

advised that the association has spare backflows, which are keyed alike. A \$7411.74 credit from Landmark is expected to be resolved the week ending April 21, 2012.

**B. Exterior Paint Update** - Following notification of the Homeowner for the architectural request approved during the April 16, 2012 meeting, Phase 1 painting will be essentially complete until the hardship extension dates. Phases 2 and 3 are underway. The Board confirmed that spot painting is not acceptable. Phase 4 will begin in May, 2012.

**C. Slide for Baldwin Park** - Installation of the spiral slide at Baldwin Park is scheduled for April 24th. A **motion** to approve the \$1642 bid by Tot Lot Care for the replacement of the straight, wide slide at Baldwin Park to be paid out of reserves was made by Mr. Peterson, seconded by Mr. Rice, and carried unanimously. The Board will work with management to create a report of all of the playground equipment that has been replaced at each park, as well as the age, frequency, and expenditure of replacements.

#### **VII. Homeowner Forum:**

**A. 9455 E. Kilarea - Architectural Request** - The Homeowner presented a physical sample of thatch for an architectural request to install grass near the sidewalk and gravel area next to the house and a 4" high decorative border of concrete block. The Board unanimously approved the request.

**B. Lot Number Requirement on Online Architectural Request Form** - The Homeowner advised that the online architectural request form is rejected if the applicant is unable to fill in the Lot Number or contractor's telephone number, which may be deterring people from submitting request forms. Ms. Havens confirmed that the Lot Number is not necessary as long as the full address can be provided. Mr. Balyoz will fix the website to delete the Lot Number requirement and make the contractor phone number optional rather than mandatory. The Homeowner departed at 6:59 P.M.

#### **VIII. Landscape/Irrigation:**

**A. Landscape Report** - Mr. McCall presented the Augusta Ranch Status Summary, highlighting recent rejuvenation and renewal of oleanders, efforts to eliminate ryegrass, sulfur applications to reduce salt content for the turf



transition, and plans for the sandy basin at the brown river near 99th Street.

- B. Irrigation** - The association expects additional water usage this year, unless there is rain, but will continue to monitor and will not exceed the state allocation.

**IX. Website Publication:**

- A. Website Statistics** - Mr. Balyoz shared website statistics for March, which had similar results as previous months in terms of links from other websites, typical searches, and visitor locations, except for a 10 percent increase in the total number of visits from the previous month. The Augusta Ranch Golf Course continues to be an important link to the HOA website.

- B. Website Registrar and Hosting** - Mr. Balyoz and Ms. Havens have been collaborating over the last month to combine the various companies involved in the web site hosting and domain names under one company. Ms. Havens has sent several emails and a request through the admin panel with all of the questions given to her by Mr. Balyoz to the company that manages the website, but no response has been received other than a ticket confirming her email was submitted on April 11, 2012, and there is no phone number on their website or invoice. They will continue to work on a resolution. The domain names and hosting have been paid for the year. Mr. Balyoz did not receive a receipt for the \$10 bill for the emergency registration of the domain name last month. Ms. Havens has not received an invoice and will ensure the email addresses listed for the billing are changed to hers and Mr. Balyoz for the next one to two years.

- C. Backup Files** - Mr. Balyoz has made a backup copy of the entire website, which he indicated is not in a good form to put onto a new website, but will ensure at least that knowledge of all words, pictures, and files will not be lost. He plans to refresh the backup, determine the best place for hosting of the website, and train the Board Members appointed to direct the website as his last duties to the HOA.

**X. Security:**

- A. Security Update** - Mr. Peterson has met with Opie(sp?) of the Security Team and reviewed plans to meet with the three

security officers, implement reporting, set up training, and scheduling, and purchase safety equipment needed for the security car, such as a first aid kit and fire extinguisher, as well as a police scanner to improve response times. He will arrange training for proper usage of the equipment. Mr. Peterson discussed activities of the day patrol, measures to address security concerns about soliciting, and the upcoming shift to later summer hours.

## **XI. Architectural Request:**

The following architectural requests were reviewed by Ms. Goldammer. The **motion** to accept the following recommendations from the architectural committee was made by Vice President John Newell, seconded by Mr. Balyoz, and carried unanimously.

- A. 9814 E. Lompoc - Exterior Paint (approved)
- B. 9506 E. Monterey - Stone Veneer (approved)
- C. 2605 S. Parrish - Exterior Paint (approved)
- D. 9806 E. Meseto - Exterior Paint (approved)
- E. 9646 E. Natal - Exterior Paint (approved)
- F. 9924 E. Monte - Exterior Paint (approved)
- G. 9243 E. Milagro - Exterior Paint (approved with stipulation that Hickory color be used for trim and garage door; Union Springs color may be used for front door only)
- H. 9536 E. Monterey - Exterior Paint (approved)
- I. 9656 E. Navarro - Exterior Paint (approved)
- J. 9513 E. Kilarea - Exterior Paint (approved)
- K. 9815 E. Kiva - Exterior Paint (approved)
- L. 9815 E. Lompoc - Exterior Paint (approved)
- M. 9839 E. Navarro - Exterior Paint (approved for second color choice: Parcel 8, Scheme 5; the Homeowner has already been informed that the first color scheme was denied per CC&R's)
- N. 9237 E. Milagro - Backyard Patio Cover Extension, not seen from the street (approved, in compliance with CC&R's)
- O. 9462 E. Monte - Front Entry Tile (approved)
- P. 9738 E. Lobo - Remove Tree (approved)
- Q. 9634 E. Natal - Replace Front Doors (approved)
- R. 2664 S. Keene - Replace House Windows (approved)
- S. 2734 S. Faith - Exterior Paint (approved for scheme 8, parcel 8A)
- T. 9842 E. Navarro - Exterior Paint (approved with stipulation that garage door be painted, cannot be left white)
- U. 2507 S. Bristol - Exterior Paint (approved)

- V. 2651 S. Warren - Exterior Paint (approved with stipulation that the pop-out color cannot be used for the garage door)
- W. 9450 S. Natal - Exterior Paint (tabled pending review of the color scheme; the Board has authorized Ms. Goldammer to inform the Homeowner upon approval of the request)
- X. Unknown Address - Regrowth of Ficus Tree (approved)

Upon Mr. Newell's inquiry, Ms. Goldammer will research whether bamboo is included in the CC&R's prohibited list.

**XII. Golf Course Update:**

The golf course continues to prosper and be an important property value for Augusta Ranch. The Magnolia Room will be offering a summer menu, featuring cold sandwiches, salads, and drinks, based on seasonal demands. Recent events held at the golf course include a Green Jacket party, and a Veterans benefit for the Wounded Warrior Project, which was successful and will be held again next year.

**XIII. Welcome Pamphlet Update:**

18 new Homeowners joined the community and will soon be visited by the Welcome Committee. Members will begin receiving emails inviting them to visit the golf course, such as attending an upcoming wine tasting event and checking out the new summer menu at the Magnolia Room.

**XIV. Next Meeting Date - Annual Meeting - May 21, 2012:**

The Annual Meeting will be held on May 21, 2012 at the Augusta Ranch Golf Club. The Ballot and Meeting notice will be mailed on April 20, 2012.

**XV. Adjournment of Open Session:**

A motion to adjourn was made by Mr. Rice, and seconded by Mr. Eaton. The General Meeting was adjourned at 7:36 P.M.

TE10052002

**MAY**



**JUNE**



**Augusta Ranch Homeowners Association  
c/o Rossmar & Graham Property Management, Inc.  
Mesa, AZ 85209**

**Board of Directors  
Meeting Minutes  
June 18, 2012  
Mesa Police Substation**

**Present:**

**Board Members:**

Monty McCall, President  
John Newell, Vice President  
Diane Goldammer, Secretary  
Lisa Quedens, Treasurer  
Gary Bever, Director  
Dave Kovach, Director  
Phil Pedersen, Director  
Dorian Eaton, Director  
Henry Rice, Director

**Rossmar & Graham Representative:**

Kamin Havens, Community Association Manager

0 Homeowners were Present

**1. Call to Order:**

President Monty McCall called the Open Session of the meeting to order at 6:30 P.M.

**2. Election of Board Positions:**

Mr. McCall announced the election of Board member officers for the coming year. Director Pedersen made a **motion** to appoint Mr. McCall as President, seconded by Director Bever, and carried unanimously. Mr. McCall made a **motion** that all officers retain their current positions which was seconded by Director Rice, and carried unanimously.

**3. Review and Approval of May Minutes:**

A **motion** to accept the Open Session minutes from the May 21, 2012 meeting was made by Mr. Pedersen, seconded by Mr. Bever, and carried unanimously. Secretary Goldammer addressed that

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from June 18, 2012

bamboo is acceptable landscaping. A correction from the previous meeting address 2348 South Sorrelle from page 6.

**4. Homeowner Forum:**

No Homeowners present

**5. Valley Protective Services, Meet and Greet:**

Captain Corey Jackson of Valley Protective Services (VPS) was presented as the corporate sales trainer for Phoenix, Tucson and New Mexico. He introduced Dale Lumley, a sales associate with VPS and Officer Robert Freeman who will be working in Augusta Ranch. Officer Freeman has been with the company 6 months and is former military. He will be working with current officers Opi and Andy.

The officers are currently receiving training which includes 8 hours of classroom instruction, 16 hours of instruction writing reports as well as 16 hours of field training with experienced security personnel. By the intended start date of July 1, 2012, the guards will have the highest level of training including drug recognition, use of force and firearms training. Ms. Goldammer stated that the officers will need orientation to become familiar with the confusing configuration of the neighborhood.

The officers will be reporting via a Blackberry system that is programmed for all the security company's properties. Daily reports will be generated approximately 5 minutes after an officer leaves his post. Additionally, every action is recorded on a GPS including how fast an officer is moving. Every action is accompanied by photo (such as a parking violation, the car and license plate would be included) as well as audio recordings for noise disturbances. Reports after shifts can be emailed to up to 12 or 13 individuals per request of VPS. Sergeants are in the field at all times and supervise 10 to 12 officers. A sergeant would be notified for fire, flood or blood and contacts to assigned HOA representatives will be made immediately. Documentation for incidents is made as soon as possible, not just at the end of a shift. Lieutenant Henson is VPS's dispatch supervisor and Kimberly is the head dispatcher who will be contacted as needed. A Customer Service Representative will also be assigned to Augusta Ranch.

**6. Review May's Financial Statement:**

Treasurer Lisa Quedens presented the financial report for May, 2012. The purchase of the security vehicle was reviewed. Receivables are improving and expenses continue under budget; however, utilities for water and sewer are over due to lack of rain. Tree trimming and removal were not included on the report since they were just coded for June. Next month the Board will discuss the 2013 budget. Mr. McCall confirmed that the HOA Board will set the budget, not Rossmar and Graham. The **motion** to accept the financial report was made by Mr. Rice, seconded by Ms. Goldammer, and carried unanimously.

**7. Manager's Report:**

- A. Task/Admin Report - Ms. Havens provided an overview of the Administrative Report and Task List from May, including discussion of the Disclosure/Transfer fee for new homeowners assigned by the Title Company. The maximum allowable fee that can be assessed is \$400 and this is charged by Rossmar and Graham. The possibility of fee increases will be discussed at July's Board meeting.

Ms. Havens indicated that she is currently working diligently to assure that everything with the security guards is ready for the July 1 beginning date. Keys for the car were discussed. Light outages have been addressed. Graffiti on pillars and kids throwing rocks on the Ramada were discussed and remediate measures have been taken. Additionally she has visited the VPS facility with 3 other board members.

Exterior Paint Update/Phase 4 - Review of the first 4 phases was discussed, including the hardship extensions that have been requested. A **motion** to approve the paint updates was made by Mr. Pedersen, seconded by Mr. Bever, and carried unanimously.

**8. Landscape/Irrigation Report:**

The water budget has risen significantly this summer; over \$96,000 for water has been observed. A broken backflow line caused the turf to brown as well as 2 trees were unable to be salvaged. 20 broken sprinkler heads were identified today and Zack is working with the security schedule to put the sprinklers on at night. Currently no



sprinkler heads are available on the shelf at Horizon. Director Eaton inquired whether any sprinkler heads were kept in inventory. Mr. McCall stated that in the future this would be done. Vandalism or inattention has caused these sprinkler heads to break.

A mixing tank on a trailer was obtained for the association at a cost of approximately \$2,000. The tank is used to inject in ground containers for fertilization. The trailer has an electric motor so all the tanks can now be filled in approximately 45 minutes. The tank can also be used to spray oleanders for aphids. The association owns the tank, it is mobile. Discussions ensued regarding licensing of the trailer which is probably unnecessary since it is for utility purposes only.

Out of the 2,000 new plants, only about 5 did not survive. 2 trees in Monterey Park also died. Arbor Pro is meeting on July 9 to discuss tree trimming for next year at a cost of approximately \$24,000. Approximately 560 trees will need trimming.

**9. Website Publication:**

Director Kovach reported a 41% increase in visitor activity at the website in May. Furthermore, he indicated that viewership had been increasing monthly but previously this was not able to be tracked. A welcome addition to the site was the ability to attach documents or photos for items such as lost and found. Additionally, Mr. Kovach added Augusta Ranch to Facebook with a picture of the fountain and a picture of the owl mascot. Links to the website were updated. VPS has been added to the suspicious activity email address and by July 1 he expects to update security when text is provided by Mr. Pedersen. The Board discussed the need to be registered in order to sign in and report on the website. The suspicious activity feature has only been used approximately 15 times since the beginning of the calendar year. The Board further discussed upgrades to the website and possible changes such as Go Daddy or At Home Solutions that can connect to Rossmar and Graham via a link. Paul Balyoz backed up the website on a flash drive for added security.

**10. Security:**

Mr. Pedersen is working with Mr. McCall, Kamin and Mark and everything is currently on schedule. Mark is installing equipment on the car and a contact list is being set up. Currently keys to the ignition are in the care and custody of Mark, Mr. Pedersen and Rossmar and Graham.

VPS is working diligently to insure that fully qualified and fully trained personnel are adequately prepared by July 1. Procedures are still being set and the contract was reviewed. Plans are being made to extend the morning hours for guard coverage and adjustments will be made when school begins. VPS is willing to work with a flexible schedule. Homeowners will have access to the dispatch phone number only; however, the Board will have access to the phone number of the officer on duty.

The car for the security detail will be kept at the golf course during off hours with a camera on the area where the car will be kept. This camera will also cover the personal vehicles of officers while they are on duty.

The Board also discussed the status of the current day guard and the issues that have been observed during his tenure such as off premises during working hours. Although reports will automatically be generated by DPS, discussions regarding incidents unique to the community such as parking violations may potentially be reported manually.

The cost for the services of VPS is slated to be \$12,771 monthly. Mr. Pedersen made a **motion** to approve the contract and Vice President Newell seconded the motion. The Board briefly discussed the necessity of armed security. Mr. Rice requested a roll call on this issue. The majority were in favor with one member opposed. Mr. Rice suggested the possibility of all Board members receiving reports the first quarter utilizing VPS. Additional information was provided regarding training in first aid and CPR by security officers.

## 9. Architectural Request:

The following architectural requests were reviewed by Ms. Goldammer. The **motion** to accept the following recommendations from the architectural committee was made by Mr. Pedersen, seconded by Mr. Newell, and carried unanimously.

- A. 9614 E. Keats - Exterior Paint (approved)

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- B. 9622 E Nido - Driveway Expansion (approved)
- C. 9435 E. Los Lagos Vista - Driveway Expansion (approved)
- D. 9339 E. Monterey - Exterior Paint (approved)
- E. 9904 E. Monterey - Exterior Paint (approved)
- F. 2741 S. Faith - Exterior Paint (approved)
- G. 9309 E. Monterey - Exterior Paint (denied)
- H. 2438 S. Drexel - Exterior Paint (approved)
- I. 9746 E. Meseto - Exterior Paint (approved)
- J. 2506 S. Sorrell - Exterior Paint (approved)
- K. 2547 S. Bristol - Exterior Paint (approved)
- L. 2515 S. Bristol - Exterior Paint (approved, 2<sup>nd</sup> choice)
- M. 9253 E. Lobo - Exterior Paint (approved)
- N. 2456 S. Key - Solar Panels on south side (approved)
- O. 9639 E. Nido-Exterior Paint (approved)
- P. 9412 E. Mendoza-Exterior paint (approved)
- Q. 9834 E. Nopal-Exterior Paint (approved)
- R. 2712 S. Vincent-Exterior Paint (approved)
- S. 9910 E. Monte-Exterior paint (approved)
- T. 9927 E. Nopal- Exterior Paint (approved)
- U. 9766 E. Knowles-Driveway Expansion (approved)
- V. 9564 E. Keats-Exterior Paint (approved)

**10. Next Meeting Date - Board Meeting - July 16, 2012:**

The Board Meeting will be held on July 16, 2012 at the Mesa Police Substation.

**11. Adjournment of Open Session:**

President McCall adjourned the General Meeting at 8:08 P.M.

TEJL

**JULY**



**Augusta Ranch Homeowners Association  
c/o Rossmar & Graham Property Management, Inc.  
Mesa, AZ 85209**

**Board of Directors  
Meeting Minutes  
July 16, 2012  
Augusta Ranch Golf Course**

**Present:**

**Board Members:**

Monty McCall, President  
John Newell, Vice President  
Diane Goldammer, Secretary  
Lisa Quedens, Treasurer  
Gary Bever, Director  
Dave Kovach, Director  
Phil Pedersen, Director  
Dorian Eaton, Director

**Rossmar & Graham Representative:**

Kamin Havens, Community Association Manager

**3 Homeowners were Present**

**1. Call to Order:**

President Monty McCall called the Open Session of the meeting to order at 6:26 P.M.

**2. Review and Approval of June Minutes:**

A **motion** to accept the Open Session minutes from the June 18, 2012 meeting was made by Mr. Pedersen, seconded by Mr. Bever, and carried unanimously.

**3. Homeowner Forum:**

No homeowners addressed any issues in the meeting.

**4. Review June's Financial Statement:**

Treasurer Lisa Quedens presented the financial report for June, 2012. Receivables are improving and expenses continue under budget; however, utilities for water and sewer continue to be

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from July 16, 2012

over due to lack of rain. Landscaping expenses will increase once the weather begins to cool. Mr. McCall reviewed legal fees should greatly decrease once all overdue accounts are collected on a contingency basis. Additionally he reiterated that watering expenses are increased this time of year due to excessive heat and drought. He further stated that replacement of playground equipment should come from reserves and not the regular park budget. The **motion** to accept the financial report was made by Mr. Bever, seconded by Mr. Kovach, and carried unanimously.

**5. Reserve Study:**

Mr. McCall pointed out that a change of \$601,000 was deleted from last year but \$644,000 was added to the current year which included such items as painting the walls every four years, repairs to Tot Land in the amount of \$51,000 with \$160,000 total to Tot Land in the next 10 years. He questions the numbers, especially the granite replacement in the amount of \$259,000 anticipated over the next 10 years which he believes is unrealistic. Mr. McCall further opined that he is interested in developing a 10 year reserve study instead of the current 40 years. The Board reviewed that reserves must be replaced within two years of expenditure. Mr. McCall further stated that he would like to form a committee to review the reserves to determine more feasible reserves. He further stated that he intends to meet with Great Boards LLC to determine their philosophy and how they obtained the figures presented in their model.

**6. Manager's Report:**

A. Task/Admin Report

Ms. Havens reviewed homeowners' calls as well as violations for the previous month. She explained to the Board that maintenance is in the process of attempting to paint the backboards at Baldwin Park with high gloss paint in order to avoid total replacement. She also stated that the gift card was delivered to the featured yard of the month in the community.

B. Transfer Amendment

Since a date was never offered for the transfer amendment, all current documentation is still accurate and usable.

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Meeting Minutes from July 16, 2012

Ms. Havens target is 1500 votes with 1010 currently and 1656 needed for ballots. She will send a mass email weekly in an attempt to get the necessary votes for the amendment.

The Board discussed roaches over the block wall, coming out of the storm drains during excessive heat as well as on the horseshoe. Ms. Havens has obtained a new bid from an exterminator, Enviro Control, whose gold package at \$395 per month would include bee removal as needed as well as scorpion, termite and rodent control. After a brief review of current needs, the Board concluded that this would be a better fit for the community. A **motion** was made by Secretary Goldammer to change extermination providers, seconded by Mr. Eaton, and carried unanimously. Lastly, the Board agreed that a tree growing out of the drain at Lansing and Nevell needs to be removed.

**7. Landscape/Irrigation:**

Mr. McCall met with Arbor Pro regarding trimming 100 trees which was part of a \$26,000 bid. The project was begun before the heat of summer so the rest will be addressed when the weather cools down. Next year's landscaping budget is currently under review with \$386,000 planned and \$133,000 of that discretionary spending and the remainder contracted work. Only 45 of the 100 planned new trees were planted before the heat so at \$250 per tree, the remainder may not be completed if there are not enough funds remaining in the budget at the end of the year. Pine trees are being replaced with deciduous trees when they begin dying off. In conclusion, the Board discussed the cleaning of storm drain in the streets by the maintenance workers before issues in the parks are addressed.

**8. Website:**

Director Kovach addressed the update to the Community Action wherein the phone number for VPS (Valley Protective Service) was added. The changes requested in the suspicious activity bar could not be changed due to the limitations of the provider. Furthermore, photo attachments to architectural changes and lost and found could not be made since everything would change to text on the site. Discussions ensued regarding possible change of providers for the website such as Home Net Solutions or Association Voice which are able to communicate with Rossmar Connect. This would allow homeowners to pay bills online from the community website.

9. **Security:**

A. Security Update

Mr. Pederson reported that although the start date was pushed back and a few glitches were encountered, the security detail is currently functioning well. VPS management has visited the site a few nights but he is not impressed with the Blackberry technology utilized by the guards. At present he wishes to continue to use the forms formerly logged by security for the community. He further addressed issues with the security vehicle; namely, a front end alignment is needed and the front two tires need replaced. This will be completed tomorrow. He also addressed the state the vehicle has been left in at the end of shifts such as excessive trash during a spot inspection.

B. Speeding/Speed Bumps

Vice-President Newell's research revealed that homeowners who desire speed bumps in their respective areas would be required to finance such a project—the city no longer installs them. The neighbors would need to agree and then pay for the installation. The Board expressed concerns over speeding in the community and specifically addressed school buses at the roundabouts. Suggestions included video-taping offenders and standing near the school with a radar speed detector. Additionally, Mr. McCall intends to send written correspondence to L. J. Morris, Director of Transportation for the Gilbert School District, and address his concerns. The Board agreed to sign the letter as a matter of solidarity in this matter. The Board has grave concerns regarding the safety of the children in the community because of excessive speeds, especially during school.

C. Vacation Requests

Vacation requests would essentially entail putting the security team on notice when homeowners are absent for a period of time. A waiver would be signed prior to any additional patrol of a residence and basically provides for extra observation of a temporarily unoccupied residence for suspicious activity. Security would not enter anyone's home and would alert the police department if suspected



entrance was made to a home. This waiver and notification would be completed electronically via the website. A **motion** to adopt such a request option was made by Mr. Pedersen, seconded by Ms. Quedens, and carried unanimously.

Mr. Pedersen proposed that VPS has offered a 24 hour seven day a week patrol coverage to the community at no additional expense by the HOA. This additional expense would be covered by charges for provided response to alarms of residents in the community. Currently Mesa Police Department charges for false alarms so VPS would charge less to respond to these alarms and if an actual emergency were warranted, VPS would contact the police department. Discussions ensued regarding the possibility of additional expense with the use of the security vehicle. This program would be voluntary for homeowners. Since the car is housed at the golf course, they would not be charged for monitoring of that particular area of the community. The Board agreed that further information would be necessary to make an informed decision regarding this matter.

**9. Architectural Request:**

The following architectural requests were reviewed by Ms. Goldammer. The **motion** to accept the following recommendations from the architectural committee was made by Mr. Newell, seconded by Mr. Eaton, and carried unanimously.

- A. 9264 E. Monterey - Replace Roof Tile (approved)
- B. 2114 S. Sorrelle - Exterior Paint ( approved)
- C. 2506 S. Bristol - Exterior Paint (approved)
- D. 9926 E. Kiowa - Exterior Paint (approved)
- E. 2232 S. Duval - Backyard Landscaping (approved)
- F. 9902 E. Monte - Exterior Paint (approved) with additional note that the front door needs to be amazing amethyst
- G. 9903 E. Meseto - Exterior Paint (approved)
- H. 2141 S. Bristol - Exterior Paint (approved)
- I. 9934 E. Lobo - Exterior Paint (approved)
- J. 9928 E. Keats - Exterior Paint (approved)
- K. 9920 E. Keats - Exterior Paint (approved)
- L. 9910 E. Kiowa - Exterior Paint (approved)

**10. Next Meeting Date - Annual Meeting - August 20, 2012:**

The Annual Meeting will be held on August 20, 2012 at the Mesa Police Substation.

11. Adjournment of Open Session:

President McCall adjourned the General Meeting at 7:56 P.M.

TEJL

**AUGUST**



**Augusta Ranch Homeowners Association**  
**C/O Rossmar & Graham Property Management, Inc.**  
**Mesa, AZ 85209**

**Board of Directors**  
**Meeting Minutes**  
August 20, 2012  
Mesa Police SubStation

Present:

Board Members:

Monty McCall, President  
John Newell, Vice President  
Diane Goldammer, Secretary  
Gary Bever, Director  
Dave Kovach, Director  
Henry Rice, Director  
Phil Pedersen, Director

Rossmar & Graham Representative:

Kamin Havens, Community Association Manager

3 Homeowners were present

1. Call to Order:

President Monty McCall called the Open Session of the meeting to order at 6:30PM.

2. Review and Approval of July Minutes:

Board member corrected a few items in July Minutes. A motion to accept the Open Session minutes as corrected, from the July 16, 2012 meeting was made, seconded, and carried unanimously.

3. Homeowner Forum:

2338 S. Bernard-Homeowner asked for an extension for landscape requirements. She has experience with violation code in California. Would like to see better relationship with homeowners and board members. Would also like to see more information on the violation letters, one that would make it a more positive experience.

4. Review July's Financial Statement:

Kamin Havens present the financial report for July, 2012. Receivables are improving and expenses continue under budget; however, utilities for water and sewer continue over due to lack of rain. Monty did state that water will be over budget this year as we have had higher temps early this year and lack of rain. We will catch up a little in water as the he budgeted higher amounts for August and

September. Monty also stated that he would like to see about \$2000 go into reserves for 2013 budget as we will see a decrease in a reserve amount after reserve study has been updated.

5. Reserve Study:

Monty and Kamin met with Kerry Goto from Great Boards, LLC last month regarding updating the reserve study. Monty has started working on the updates and will forward to the Reserve Committee. Once the Reserve Committee has reviewed the updated, then the updates will go to the board to approve.

6. Manager's Report

A. Task/Admin Report

Ms. Havens reviewed the homeowner calls, violations, and new owners for the previous month. She met with Greyhunter to mark the common walls that needed painted. Sent in work order for graffiti at Baldwin and Compton park. Met with Lisa and Dee to get all the proposals for the Annual Picnic. Met with Arch Committee to go over Painting Phase 5. Sent in work order for City of Mesa on light outage. Rossmar did an annual audit on the disclosure documents for new owners.

- B. The board made a motion to approve the \$3000. Bid to paint 31 sections of common wall along the loop and install the loose veneer around community. The motion was seconded and carried unanimously.
- C. The board made a motion to send out painting violations to Phase 5. The motion was seconded and carried unanimously.
- D. The board made a motion to approve the Extreme Events bid for \$3014.84 for the Annual Picnic. The motion was seconded and carried unanimously.
- E. The board made a motion to approve the Games2U proposal for \$1,695.86 for the Annual Picnic. The motion was seconded and carried unanimously.
- F. The board made a motion to approve the Pro-Em proposal for \$2,235.64 for the Annual Picnic. The board requested that we advise Pro-Em that the employees set up the lights as we will take them down at night. The motion was seconded and carried unanimously.
- G. The board made a motion to approve the With Sugar on Top, LLC proposal for \$199.56. The motion was seconded and carried unanimously.
- H. The board made a motion to approve the Augusta Ranch Golf Course for catering the Annual Picnic for \$16,000. The motion was seconded and approved unanimously.
- I. The board made a motion to approve the Fancy Face Painting for \$640 for the Annual Picnic. The motion was seconded and carried unanimously.
- J. The board made a motion to approve DJRon, Right Away Disposal, and City of Mesa for Dumpster, Porta Potties and a DJ for the Annual Picnic. The motion was seconded and carried unanimously.

Ms. Havens also stated that Rossmar \$ Graham is donating 14 cases of water and Pure Green is donating 14 cases of water. Pure Green is donating the train for the kids 6 and under.

7. Landscape/Irrigation:

Mr. McCall mentioned that Augusta Ranch has lost about 8 trees in the last couple months. It is very important that we have a licensed landscape company with credentials as landscape is costly asset/liability. He introduced John Clinkenbeard, COO of Pure Green Landscape, LLC and Julian Meir, Account Manager for Pure Green Landscape, LLC. The board made a motion to approve the Landscape Contract at \$24,501.15/month. The motion was seconded and carried unanimously.

8. Website:

Mr. Kovach gave the website statistics. He did a comparison for 2011 and 2012. Neighborhood news he has been added graphics to make the look more pleasing. Mr. Kovach did ask for flyers to be put at the subassociation bulletin boards regarding the Annual Picnic.

9. Security:

Mr. Pedersen and Mr. Rees are setting up a training class for security guards regarding trespassing. They need to resolve any discrepancies for trespassing vs procedures from VPS. Mr. Pedersen stated that the vehicular and home burglaries have decreased. Security car will need two tires and brakes soon. Ms. Havens did state that we have separated the phone, maintenance and gas for 2013 budget.

Mr. McCall stated that he is meeting with Mr. Morris from Gilbert School Transportation on August, 21, 2012. He is speaking with Mr. Morris about the speeding buses that go through our community to get to the high school. Mr. McCall has also been trying to get a hold of the Principal for Augusta Ranch Elementary regarding the traffic flow in the morning.

10. Architectural Request:

The following architectural requests were reviewed by Arch Committee. The motion to accept the following recommendation from the architectural committee was made, seconded and carried unanimously.

- A. 9917 E. Monterey- Exterior Painting (approved)
- B. 9648 E. Navarro-Exterior Painting, Choice 2 & 3 (approved)
- C. 2556 S. Drexel –Exterior Painting (approved)
- D. 9927 E. Laguna Azual – Exterior Painting, Cave of the Winds (denied)
- E. 9927 E. Laguna Azual – Exterior Painting, Frontier Land (approved)
- F. 2305 S. Faith –Pavers at Entrance (approved)
- G. 9305 E. Medina-Upgrade Front Yard Landscaping (approved)
- H. 9619 E. Naranja-Install basketball hoop (approved)
- I. 2710 S. Faith –Awning, choice 1,2, &3 (approved)
- J. 2710 S. Faith-Add additional brick to outside wall(approved)
- K. 9916 E. Lindner-Exterior Painting (approved)
- L. 9736 E. Kiowa-Paint Trim (approved)
- M. 9926 E. Natal-Exterior Painting (approved)
- N. 9929 E. Monterey-Exterior Painting (approved)

11. Next Meeting Date-Board Meeting-September 17, 2012:

The Board meeting will be held on September 17, 2012 at the Mesa Police Substation.

**SEPTEMBER**





**Augusta Ranch Homeowners Association  
c/o Rossmar & Graham Property Management, Inc.  
Mesa, AZ 85209**

**Board of Directors  
Meeting Minutes  
September 17th, 2012  
Mesa Police Substation**

**Present:**

**Board Members:**

Monty McCall, President  
John Newell, Vice President  
Dee Goldammer, Secretary  
Lisa Quedens, Director  
Gary Bever, Director  
Henry Rice, Director  
Dave Kovach, Director

**Board Members Absent:**

Phil Pedersen, Director  
Doria Eaton, Director

**Rossmar & Graham Representative:**

Kamin Havens, Community Association Manager  
Kirk Kowieski, Rossmar and Graham Representative

**1 Homeowners were Present**

**1. Call to Order:**

President Monty McCall called the Open Session of the meeting to order at 6:29 P.M.

**2. Review and Approval of August Minutes**

**Motion:** to approve the August 2012 minutes as written. Henry Rice **motioned**. Dave Kovach **seconded**. **The motion carried unanimously.**

**3. Homeowner Forum**

A homeowner received a \$100 parking ticket and requested the Board review his case, feeling \$100 was a steep assessment fee for the violation. The Board responded that a decision would be

Augusta Ranch Homeowners Association  
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made by the end of the week and a letter mailed containing that decision.

#### **4. Review August Financial Statement**

Lisa Quedens presented the financial report for August 2012. The cash account has increased and in general expenses continue under budget. The security car phone is a new 2012 expense with no budget amount. Monty McCall commented that assessments are ahead, legal fees are under budget, and approximately \$30,000 has been budgeted for September and October water due to lack of rain. **Motion:** to approve the August 2012 financial statement. Gary Bever **motioned**. Dave Kovach **seconded**. **The motion carried unanimously.**

Lisa Quedens presented the 2013 draft budget. The landscaping and security contracts have an increased budget, the cash balance is healthy with approximately \$694 per month going into reserves, and ongoing wall repairs has been budgeted. John Newell suggested that the car phone be included under the utilities budget. Kamin Havens will make this adjustment. The Board members will review the draft budget and approve at the October HOA meeting.

#### **5. Manager's Report**

##### A. Task/administrative report

Kamin Havens reviewed the homeowner calls, violations, architectural requests, and new owners from August 2012. Enviro-Control started the property in September, and will come the first Tuesday of every month. The signed bid for wall painting was sent to Greyhunter and the project has begun, although delayed by rain. All signed bids for the annual picnic were sent to vendors, and a deposit has been paid to Extreme Events. The missing doggie station key and 15 gallon sprayer were retrieved from Landmark and returned to Zack. Pure Green installed a new controller and removed the mesquite at the site of the Crimson Ditch accident. The fire extinguisher was refilled by First Service Fire and returned to the HOA. Graffiti and blood stains were removed from Baldwin Park and Compton Park.

##### B. Annual Picnic

Kamin Havens presented the Board with a proposed site map for the annual picnic and provided project status updates. A 25% deposit was sent to Golf Course Catering. Pro-Em Lighting emailed that they will set up the lights and the

Board Members will be responsible for take-down. Right Away Disposal will deliver the dumpster on Friday and pick it up on Monday. DJ Ron, Fancy Face Painting have both confirmed attendance, and a signed proposal was sent to With Sugar on Top. Kamin Havens will request two security officers for the event, and ensure sufficient lighting near the Porta Potties. Don will ensure that the train will fit on the cart path. The Board **consensus** was to move the video truck to in front of the cart barn. Kamin Havens **Motion:** to authorize approximately \$1000 for the purchase of necklaces and candy from Oriental Trading in addition to the \$500 donated by Rossmar & Graham. Monty McCall **motioned.** Henry Rice **seconded.** **The motion carried unanimously.**

C. Garage Sale

Due to numerous calls regarding the community garage sale scheduled for October 13th, Kamin Havens and the HOA Board will take over administration of the garage sale. Kamin requested she receive participation confirmation emails including planned item sales so a site map can be created and posted on the HOA website. Kamin will submit a classified to the Arizona Republic preceding the garage sale. The Board **consensus** was to approve the purchase of multiple sandwich boards to be posted at each entrance to the community on the day of the event.

D. CPA Selection

Mark Reese has been selected as the CPA for the Augusta Ranch HOA.

**6. Landscape/Irrigation, Website, and Security Reports**

Monty McCall presented the landscaping report and stated that Pure Green has been doing a great job with the landscaping. The bush trimming is almost complete, and they are currently working on lawns. Monty met with Arbor Pro and Enviro-Control regarding diseased trees, and are working on a program to spray rather than tear down trees and updates will be emailed to the Board members. Pure Green will seed the loop with winter rye, and Pure Green will come up with a plan to seed this area next year.

Dave Kovach presented the website report. The Board page and home page are currently the highest hit website pages, and site visitation is increasing with architectural requests and parking request. When the site is linked with Rossmar Connect it is projected that site traffic will drastically increase.

Monty McCall presented the security report and stated all appears to be going well with site security. The incident report from the police has significantly decreased, and security is helping note tenanted versus vacant homes

The Board discussed the ongoing school traffic concerns including buses and private school traffic on residential Augusta Ranch streets. The City of Mesa reported the results of their traffic survey and reported that traffic flow is fine and no stoplight can be placed on Madero as the street is too narrow. Letters will go out the week of September 17th to the City of Mesa and the district regarding safety concerns. Letters have been requested from the district, the head crosswalk guard and the principal of Augusta Ranch Elementary school regarding buses on residential property and crosswalk safety.

## **7. Architectural Request**

The following architectural requests were reviewed by the Architectural Committee and presented by Dee Goldammer.

- A. 9565 E. Lompoc - sidewalk (approval)
- B. 9565 E. Lompoc - rain gutter (approval)
- C. 9821 E. Knowles - exterior paint (approval)
- D. 9740 E. Kiva - exterior paint (approval)
- E. 9742 E. Knowles - exterior paint (approval)
- F. 9632 E. Navarro- exterior paint (approval)
- G. 9722 E. Knowles - exterior paint (approval pending paint number correction)
- H. 2210 S. Keen - paint garage doors (approval)
- I. 9902 E. Monte - exterior paint (approval)
- J. 9824 E. Knowles - exterior paint (approval)
- K. 9902 E. Meseto - exterior paint (approval)
- L. 9230 E. Lobo - desert landscaping (approval)
- M. 9734 E. Kiva - exterior painting, trim (approval)
- N. 9910 E. Natal - exterior painting (approval)
- O. 9816 E. Keats - exterior painting (approval)
- P. 9532 S. Drexel - water feature (approval pending submission of architectural request)
- Q. 2232 S. Duval - gutters (approval)
- R. 9805 E Knowles - requested reconsideration of house paint violation (deny)
- S. 2604 S Keen - exterior paint - not approved colors (deny- Kamin request new colors)

- T. 9706 E. Lobo - greenhouse (approval pending tree concealment)
- U. 9825 E. Knowles - exterior paint (approval)
- V. 9755 Knowles - exterior paint (approval)

**Motion:** to accept architectural committee recommendations. Henry Rice **motioned**. Dave Kovach **seconded**. **Motion carried unanimously.**

#### **8. New Business**

Monty McCall stated that the HOA received a landscaping award from the Arizona Landscaping Contractor's Association and proposed presenting a copy of the award to Zack Joslin and Javier. Kirk Kowieski will obtain a copy of the award, and forward it to Monty McCall for Board distribution. Copies of the award will be placed in the magazine and HOA website.

The Board **consensus** was to transfer \$25,000 of HOA cash into reserves to bring the total to approximately \$500,000.

**Motion:** to use \$25,000 to buy 16 new trees to be planted in October 2012. Monty McCall motioned. Henry Rice **seconded**. **The motion carried unanimously.** Kamin Havens will take care of this for September.

#### **9. Adjournment of Open Session October 15th, 2012**

The General Session was adjourned at 8:04 P.M. and will reconvene October 15th, 2012 at the Mesa Police Substation.

TE1190903.0918

**OCTOBER**



**Augusta Ranch Homeowners Association  
C/o Rossmar & Graham Property Management, Inc.  
Mesa, AZ 85209**

**Board of Directors  
General Session Meeting Minutes**

October 15, 2012  
Augusta Ranch Golf Course

**Present:**

**Board Members:**

Monty McCall, President  
John Newell, Vice President  
Dee Goldammer, Secretary  
Lisa Quedens, Director  
Gary Bever, Director  
Henry Rice, Director  
Dave Kovach, Director  
Phil Pedersen, Director  
Dorian Eaton, Director

**Rossmar & Graham Representatives:**

Kamin Havens, Community Association Manager  
Ken Olson, Rossmar & Graham Representative

**6 Homeowners were Present**

**1. Call to Order:**

President Monty McCall called the General Session of the meeting to order at 6:27 P.M.

Monty introduced Mr. Ken Olson of Rossmar & Graham. Mr. Olson has invited Monty to join the Client Advisory Board for Rossmar & Graham, Monty has accepted.

**2. Review and Approval of September Minutes**

A **Motion** to accept the General Session meeting minutes as presented was made by Henry Rice, seconded by Dave Kovach, and carried unanimously.

**3. Homeowner Forum**

A homeowner presented summaries of colors from Dunn-Edwards for the Board to review. There is a discrepancy in the colors. The

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homeowner has spoken with Ryland Homes to verify paint colors. The Board responded that Kamin Havens will obtain additional information and the Board will have a further discussion.

The brother of a homeowner has moved into a home with his brother and received a \$250 fine for parking his vehicle on the street overnight. The brother apologized and stated he had left the vehicle on the street after taking medication and would not let it occur again in the future. The Board responded that a decision would be made and a letter mailed containing that decision.

A homeowner asked the Board for relief of the attorney fees charged for a missed assessment. The Board responded that a decision would be made and a letter mailed containing that decision.

A new homeowner in the Suncrest subdivision is seeking clarification of the procedures and whom to contact with questions, responding to violations and his payment set-ups. Kamin provided clarification and advised the homeowner to contact Julie at the Suncrest HOA. In addition, the homeowner is seeking information on who is responsible for the trees between the 12 foot wall and drainage ditch. Kamin advised the homeowner that those trees belong to Albertsons. The homeowner provided Kamin with the name of the Albertsons property manager - Gillian Management at 480-836-8848.

#### **4. Review August Financial Statement**

Lisa Quedens presented the financial report for September 2012. The cash account is currently at \$738,669 which has decreased from last month since we paid drainage easement early. The income total is at \$923,330 which is up by \$33,000. Utility expenses are up.

Monty McCall advised that the \$50,000 golf course assessment has been paid early. Monty also commented that assessments are doing okay, although delinquencies are up. Legal bills are going down due to the attorney taking the accounts on a contingency basis. Budgeted amount for legal fees was \$110,000, current fees are at \$86,000 and it is estimated that at year end the total legal fees will be approximately \$95,000. Water is estimated to be over budget at year end by \$10,000 due to lack of rainfall. After over-seeding next week the tree trimming will commence at a cost of \$22,000. The tree trimming is set up on a scheduled

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trim cycle. A total of 63 new trees have been added at a total cost of \$25,000.

A **Motion** was made by Phil Pederson to approve the September 2012 financial statement, seconded by Gary Bever, and carried unanimously.

Lisa Quedens presented the 2013 budget. Kamin Havens confirmed all adjustments have been made.

A **Motion** was made by John Newell to accept the 2013 budget with amended changes, seconded by Henry Rice, and carried unanimously.

John Newell suggested that Kamin send an email blast to homeowners with the name and contact information for the tree trimmers for those who may need or want assistance with their property trees.

## 5. **Manager's Report**

### A. Task/administrative report

Kamin Havens reviewed the Administrative and Maintenance updates including homeowner calls, violations, architectural requests, and new owners from September 2012. The Task list was also reviewed by Kamin.

Kamin announced an upcoming training being offered by Rossmar & Graham, on November 12 at The Islands Community Clubhouse. The seminar is titled, How to Create and Maintain Effective Partnerships with Vendors. Kamin can RSVP for anyone interested in attending.

### B. Garage Sale feedback

The Board feels the garage sale was a success. Kamin will send an email blast before the next garage sale that no signs can be placed on city or HOA poles.

Suggestions for next year: maps be passed out and more accessible maybe at turnabouts; a central point for those that only have a few items to sell to bring and combine with others; and community signage to be reviewed for the next sale in March.

No negative feedback was provided.

C. Park Central/Compton Block Wall

Park Central would like to install an iron fence from their block wall all the way down to Compton Park. Kamin provided the Board with four out of seven quotes forwarded from Holly Ofohl from the Park Central HOA. The Park Central Board has asked if Augusta Ranch would like the fence installed and if so, would they be willing to pay half the cost of \$12,358.

Phil Pederson has proposed this proposal and discussion be tabled pending additional information and changes as listed below:

- a. A bid lowering the fence to seven feet with a curved-down top towards Compton Park.
- b. Include concrete work for steps, as the hill is steep and a liability risk.
- c. Security measures for the gate locks on both sides.

The Board all concurs that the fence is a necessity to provide security measures for this park location; however, the above changes need to be reviewed prior to any approval.

D. Annual Picnic

Two security officers will be in attendance.

Kamin has provided the vendors with a map for their location setup.

Invoices have been ordered.

Extreme Events has advised Kamin that this past weekend the Spiderman bungee has been broken. They will try to get a replacement. If one is not available or located the Spiderman will still be brought; however, the bungee would not be operable.

Lights will be delivered between 12 P.M. and 2 P.M. After the event the lights will need to be taken to the parking lot.

Trash barrels are available and must be emptied. Two golf carts will be made available to assist in this removal of the trash.

The kiddie train is coming at 4 P.M. Kamin will locate a volunteer and Board members will assist with the train coordination. No parents will be permitted to ride the train.

Menu changed from Polish sausage to hot dogs. This should also lower the invoice.  
Water will be delivered on Wednesday to the golf course.  
Kamin will send out email blasts on Wednesday and Friday to announce the picnic.

E. Insurance Claim Update

Kamin obtained a police report which stated the driver had no insurance. The attorneys sent out a demand letter. The driver of the vehicle responded immediately and confirmed he did have insurance. Kamin has worked with American Family, signed the release and a check was forwarded today in the amount of \$6,861.83 to pay for the repairs of the wall.

F. Board Resolution/Homeowner Forum

The Board has reviewed and signed the resolution stating that homeowners have two minutes to talk in the open forum, and if homeowners wish to bring video cameras to the Board Meeting General Session they must provide notification to the Community Representative 24 hours in advance.

G. On Course for the Holiday

A lot of donations have been received from the vendors.

A **Motion** was made by Monty McCall to provide a contribution of \$1,000 to cover the movie expense from Augusta Ranch, seconded by Dee Goldammer, all carried with the exception of one opposed.

6. **Landscape/Irrigation**

Monty McCall presented the landscaping report.

Water usage is coming down. However, it will increase during the over-seeding.

Monty is very pleased with Pure Green, doing a great job with the landscaping.

Monty meets with the landscapers on Mondays to discuss ongoing projects.

The landscapers are going forward with the pre and post emergent spray.

63 trees have been planted, irrigation lines are being installed to the trees. Trees are being watered by hand until the irrigation lines are complete.

An expert will be coming to work on resolving the password issue on Guadalupe irrigation box.

Bushes have been sprayed for insects and worms twice. The second spray was at no cost to the HOA.

Monty has prepared a plan for the landscaping and irrigation for 2013. Pure Green is currently reviewing this proposal. When it is returned from Pure Green Monty will present this to the Board for review.

The landscaping company has a designer section that will be preparing plan designs for the entrances and resolving the culvert rock issues.

Monty met with Arbor Pro and Enviro-Control regarding diseased trees and a proposal has been prepared that is also approved by The University of Arizona. There have been many trees lost which is very costly. Monty discussed the proposal to spray 20 oleanders, Bradford pears, 90 Chinese elms, 40 pine trees and 100 ash trees. The treated trees will be marked with a green dot to watch the progress and effectiveness of the spray. The total bid is \$5,334.

A **Motion** was presented by Phil Pederson to go forward with the spraying of the trees beginning this week, seconded by Dave Kovach, all carried unanimously.

Kamin will send an email blast advising the homeowners that the spray will be taking place starting this Wednesday and will last a couple of days, also that this spray is nontoxic and safe.

## **8. Website Publication**

Dave Kovach presented the website report. The traffic is up over last year by 23 percent. Advertising of the picnic garage sale were posted. Dave, Dee and Kamin can review how many homeowners access the website when they sign in using their user name and password. There are 1,258 registered users. Homeowners are utilizing the architectural requests and parking waivers from the website.

## **9. Security**

Phil Pederson presented the security report. Per Mesa Police the calls are down and traffic stops are down. Burglar alarms are a concern and there was one predator call (details unknown at this time).

The gas expense for the patrol car is between \$1,200 to \$1,300 a month. An additional gas card will be obtained, as the current card limit is being reached due to the need and increased gas prices.

Traffic concerns are an ongoing issue.

The 48 hour parking waiver has gotten out of hand and needs to be reviewed. There have been many excessive requests for vehicles being parked on the street overnight. The policy was intended for motor homes, boats, campers, trailers. The Board discussed amending this policy. The Board members will review the current policy and submit suggestions to Kamin to present an amended policy to review at the November meeting.

## **7. Architectural Request**

The following architectural requests were reviewed by the Architectural Committee and presented by Dee Goldammer.

- A. 9730 E. Knowles - Exterior Painting (approved)
- B. 9816 E. Knowles - Exterior Painting (approved)
- C. 2035 S. Alicia - Exterior Painting (approved)
- D. 2741 S. Sorrelle - Exterior Painting (approved)
- E. 9817 E. Knowles - Exterior Painting (approved)
- F. 9832 E. Keats - Exterior Painting (approved)
- G. 9908 E. Meseto - Exterior Painting (approved)
- H. 9644 E. Lindner - Exterior Painting (approved)
- I. 9240 E. Medina - Exterior Painting (approved)
- J. 9830 E. Kiva - Exterior Painting (approved)
- K. 2707 S. Joplin - Exterior Painting (approved)
- L. 9702 E. Knowles - Exterior Painting (approved)
- M. 9812 E. Keats - Exterior Painting (approved)
- N. 9712 E. Knowles - Exterior Painting (trim colors approved, all other colors denied)
- O. 9804 E. Knowles - Exterior Painting (denied pending further research and review of the colors by Kamin) The Board has given the committee authority to make a decision based on Kamin's findings.
- P. 2047 S. Alicia - Exterior Painting (Choice #1 approved, choice #2 denied)
- Q. 9820 E. Knowles - Exterior Painting (trim approved, door denied)
- R. 2023 S. Alicia - Exterior Painting (approved)
- S. 9307 E. Madero - Landscaping (approved)

A **Motion** was made by Phil Pederson to accept the Architectural Committee recommendations, seconded by John Newell, all carried unanimously.

Monty McCall expressed his gratitude to the Architectural Committee for all their work.

**8. New Business**

Donian Eaton requested a status on the painting project of the city park wall and clean up. After the annual picnic Kamin will begin advertising and obtain waivers for the minors that will not have parents present. Dorian has approximately 20 to 30 volunteers.

The flowers will be removed from the fountain areas. Monty McCall has asked Dee Goldammer and Lisa Quedens to pick flowers for the fall planting - budget set for \$2,400 or less. Kamin will forward suggested dates to Dee and Lisa to meet and pick out the flowers.

**9. Adjournment of Open Session October 15th, 2012**

The General Session was adjourned at 8:14 P.M.

TE 12032601

**NOVEMBER**



**Augusta Ranch Homeowners Association  
c/o Rossmar & Graham Property Management, Inc.  
Mesa, AZ 85209**

**Board of Directors  
General Session Meeting Minutes  
November 19, 2012  
2430 South Ellsworth Road, Mesa, AZ 85209**

**Present:**

**Board Members:**

Monty McCall, President  
John Newell, Vice President  
Dee Goldammer, Secretary  
Lisa Quedens, Director  
Gary Bever, Director  
Henry Rice, Director  
Dave Kovach, Director  
Phil Pederson, Director

**Rossmar & Graham Representative:**

Kamin Havens, Community Association Manager

**Absent:**

**Board Members:**

Dorian Eaton, Director

**3 Homeowners were Present**

**1. Call to Order:**

The General Session was called to order by Monty McCall at 6:34 p.m.

**2. Review and Approval of Minutes from October 15, 2012:**

The following correction to the Minutes was noted:

The second sentence of item 8 (Website Publication) should be amended to read: "Kamin Havens or Dave Kovach can review how many homeowners access the website when they sign in using their user name and password."

**Motion** to approve the Minutes as corrected by Henry Rice was seconded by Monty McCall and carried unanimously.

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3. Homeowner Forum:

- a) Homeowner Holly, from Park Central, asked to discuss the architectural request to construct a fence with gated access on the property border where Compton Park meets the boundary of Park Central at Augusta Ranch. The request received favorable feedback from the Board at the October meeting, but almost immediately she was advised of additional stipulations. She asked for an explanation of the additional stipulations.

Monty McCall explained that the proposed prospect was reviewed by the attorney regarding liability and the Mesa City Police Department regarding success of such a fence. A City representative will take a look at the area on November 20. If the City rep says a concrete ramp needs to be built for people to go down to the tot land area then the Board will need to look at that large expense. The police department strongly recommended a curved fence, and the attorney had liability concerns so the Board does not want the fence on the property line.

The Board objects to installation of a gate because of liability issues with people coming down the hill as well as the expense of building access to the area. The building of a fence is approved on condition that it is one foot off the Augusta Ranch property line and there cannot be a gate. The Board does not want a two-party fence in order to be relieved of any liability. The gate is denied because of the liability of the hill. Since Park Central wants a gate, Augusta Ranch will talk to the city and if something needs to be built and then contractor bids will be solicited.

Park Central has engaged Renaissance Management effective January. For now, Kamin will communicate with Julie with updates.

- b) Homeowner Anthony asked for clarification about accessing information for Suncrest. He contacted Julie asking for information about meeting date and location and did not receive a reply. When he looks at the Suncrest website he sees the last meeting Minutes are from 2010. Kamin will communicate with Julie. Kamin also suggested he access information from the Rossmar Connect website since she is uncertain that the Suncrest Augusta Ranch website

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is receiving any attention. The website [www.rossmarconnect.com/suncrestataugustaranchhoa](http://www.rossmarconnect.com/suncrestataugustaranchhoa) has all of the up to date Minutes and Association documents. Kamin also suggested that he cc her on emails to Julie.

#### **4. Review of October Financial Statement:**

Lisa Quedens presented the financial report for October 2012. The operating cash account is \$303,694, which is up \$5800 from this time last year. The reserve funds total \$499,430. \$25,000 was recently transferred to MMA Opus Bank. By the end of 2012 the Reserve Fund should be well over \$500,000.

Regarding revenues and expenses, Lisa noted:

- Year to date income is over budget by \$51,700
- Administrative Expenses are under by \$17,400
- Utilities are over budget \$21,235
- Landscaping is under budget \$29,800
- Security is over budget by \$39,169
- Common Area is over by about \$2,100
- Total Operating Expenses are over by \$15,00
- Overall the Association is under budget by \$36,300
- The Reserve column shows the money that was moved since money needed to be moved from Operating to Reserve to avoid exceeding the maximum FDIC insured amount

The new trees have been paid for; however, it was unclear if the payment was end of October or beginning of November. Kamin will check into it and advise.

Regarding water, 1.8 million gallons were used compared to 5 million or more in July. Water expenses will go up a little because of over seeding.

**Motion** by John Newell to accept the October Financial Statement was seconded by Dave Kovach and carried unanimously.

#### **5. Manager's Report:**

- a) Rossmar Connect 4.0 has had issues because of the new program. The Call Report was unavailable, but this is being worked on.
- b) There were 10 new homeowners in the community for October.
- c) Originally 19, but now 25 or 26 Architectural Requests.
- d) 205 violations were sent out.

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- e) Poolman Services reported they found a small leak in the fountain. Someone will come out on November 28. The anticipated cost is around \$350. Monty McCall stated that the pond was not done correctly, and 2 years ago \$34,000 was put into Reserves to have the pond re-done. The \$34,000 came from Presidential Pools, and that was to re-do the mechanicals, which has already been done and they are working perfectly.
- f) Pending Task List - the picture of Monty and Gary has been taken at Maxwell and Morgan. The email blast for the volunteers on December 1st has been taken care. Kamin has emailed Steve from Landmark about getting title to the golf cart.
- g) Insurance for 2013-2014 - competitive proposals were reviewed. **Motion** by Phil Pederson to accept the proposal from Mahoney Group was seconded by Gary Bever and carried unanimously.
- h) Ellsworth Fountain insurance claim - Pure Green landscape enhancement crew will start the week of December 1st. State Farm Insurance has been contacted and should pay the claim in no more than 30 days.
- i) Painting Phase update -  
Phase 1 through 5 was updated. Dee and Kamin went out to look at all the houses in Phase 6 and homes have been identified. Upon Board approval Kamin will send out violations. Kamin will double-check the street walls to make sure she identified all of them.  
Phase 2, 9845 E Natal has 6 violations. Kamin advises that she has no phone or email in the database. Total violations due are \$850.  
Phase 1, 9748 E. Navarro - hardship letter was approved until December 1. Homeowner has submitted Architectural Request, so it will be taken care of.  
Phase 3, 9929 E. Monterey - Kamin reported that homeowner said he would be done by the end of December. Extensive remodeling is being done, and homeowner wants to paint the home at the end of the remodel. Kamin has an email request for the extension.  
**Motion** by Monty McCall to go ahead with Phase 6 was seconded by Dave Kovach and carried unanimously.

## 6. Landscape/Irrigation Report:

Monty McCall wrote up a landscape plan and an irrigation plan for 2013. Kamin will send it to Board members via email.

Irrigation projects will focus on the Crismon ditch, which will be done in May when the Bermuda starts coming back.

As far as landscaping, the loop will be re-seeded with Bermuda in May.

The plans were handed off to Pure Green. Monty receives memos from them confirming what the plan is for the year.

The trees were sprayed for the first time ever at a cost of \$4,500. The Bradford plums had leaf blight, and the spray was successful in eliminating that. The pines and ashes that were sprayed will be evaluated next year. About 20 oleander trees that had a fungus were sprayed, and they are looking better. There are about 5 trees that were not sprayed that aren't going to make it so they will be cut down to the bush in hopes that they can be regenerated. Once the bush grows, two stems will be selected and they will be turned into trees.

Two free oleander trees will be planted on Lansing.

Arbor Pro is on the project doing trimming for 2012. There is about \$23,000 worth of trimming that will be done before the end of the year.

\$95,000 was budgeted for water, and it should have been about \$105,000 and that amount has been budgeted for 2013.

New flowers will be planted around the fountain on Monday. The Christmas decorations will go up on Monday.

The community received an award on November 19th from the ALCA for outstanding landscaping. The award will be presented tomorrow at 10:00 a.m. The award will be photographed for the magazine.

Pure Green utilizes Sustainable Landscape Management. This is a guide to when to trim trees, shrubs, etc. Monty will have copies made of some of the pages covering the proper way to prune shrubs and ground cover for a natural look instead of "boxes", "drums", etc. This facilitates better blooms and more natural appearance. All of Pure Green's landscapers are being trained to follow this guide. It is The Landscape Architects & Certified Arborists Management Concept.

Pure Green worked on our cart and we should be getting it back.

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Pure Green is doing resident work on the 26th. Kamin said about 21 people will avail themselves of the service for tree trimming. They also provide pre- and post-emergent for residents. The pricing is very reasonable: \$35 to spray the desert landscape, front area only. Monty has asked John Serio write an article for the magazine about pre- and post-emergent.

Monty reported that he signed a contract to get rid of the silt in the ditch. It will not actually be removed, it will be moved around to fill in holes.

The landscaper's design department will provide renditions of plans to improve the landscaping for the sign areas. This should be ready in January, and it should be a low cost solution.

Vandalism to the sprinkler heads during the over seeding has resulted in \$2,000 worth of repair. The Board consensus was to assign the expense to the Vandalism line item in order to be able to track vandalism.

#### **7. Website:**

Dave Kovach reported website statistics show 46% increase over the previous year. The Board page is most-visited. There has been a spike in visitors from the Phoenix area, New York City, Los Angeles, San Francisco, Washington DC, and Minneapolis.

#### **8. Security:**

- a) Parking Policy - The Board engaged in an in-depth discussion of the current violation policy. A suggestion was made to revise the fine violation policy to be more effective. Point of order was called. **Motion** by Phil Pederson to set up a committee to review the parking fining policy was seconded by Dee Goldammer. The motion carried with three opposing votes (Gary Bever, Lisa Quedens, and Henry Rice). Volunteers for the committee are Henry Rice, John Newell, and Phil Pederson.
- b) Dog Barking Policy - The Board considered a Resolution to implement a Fine Policy for Barking Dog Complaints. The policy provides that no fine will be levied unless a complaining homeowner signs a complaint. **Motion** by Henry Rice to implement the Barking Dog policy with the exception of the typographical errors was seconded by Monty McCall and carried unanimously.

- c) Valero (secured credit card) - **Motion** by Phil Pederson to obtain a secured Valero card with a \$2000 limit was seconded by John Newell and carried unanimously.
- d) Manager's Expense card - **Motion** by Henry Rice to increase the debit card limit to \$2500 per month was seconded by Gary Bever and carried. John Newell was opposed.

**9. Architectural Requests:**

In addition to the 22 requests received during the month, for which the Committee already granted approval, the following new requests were considered:

- a) 9756 E. Knowles - Exterior paint - approved
- b) 9555 E. Lindner - Pavers - approved
- c) 9237 E. Milagro - External paint - approved
- d) 9548 E. Monterrey - Paint trim - approved
- e) 2662 S. Benson - External paint - approved

Approved beforehand by Architectural Committee

- a) 9665 E. Laguna Azul- Exterior paint
- b) 9804 E. Knowles- Exterior paint
- c) 9822 E. Kiva-Exterior Paint
- d) 9659 E Naranja- Exterior Paint
- e) 9722 E. Navarro- Exterior paint
- f) 9756 E Knowles- Exterior Paint
- g) 2039 S. Alicia- Exterior Paint
- h) 9720 E. Kiva- Exterior paint
- i) 2619 S. Keene- Exterior Paint
- j) 2111 S. Bristol – Exterior paint
- k) 9820 E. Knowles – Exterior paint
- l) 9766 E. Knowles- Exterior Paint
- m) 9741 E. Naranja – Exterior paint
- n) 9748 E. Knowles- Exterior paint
- o) 9555 E. Lindner- Sidewalk
- p) 9748 E. Navarro- Exterior paint
- q) 9958 E. Keats- Exterior paint
- r) 9822 E. Meseto- Exterior paint
- s) 9812 E. Knowles- Sidewalk pavers
- t) 9824 E. Keats- Exterior Paint
- u) 9806 E. Meseto- Front Yard Landscape
- v) 9812 E. Knowles- Exterior paint

**Motion** by Phil Pedersen to approve the Architectural Committee's recommendations was seconded by John Newell and carried unanimously.

The Open Session was adjourned at 8:30PM.

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