

**Augusta Ranch Homeowners Association
c/o FirstService Residential
Mesa, AZ**

**Board of Directors
General Session Meeting Minutes
July 20, 2020
Via Zoom Virtual Conference**

Board Members Present:

Lisa Quedens, President
Jeff Brown, Vice President
LeeAnn Bohman, Treasurer
David Kovach, Director
Beth Patton, Director
Greg Pifer, Director
Brad Whitehouse, Director

Board Members Absent:

Barry Matlack, Secretary
Jan Wallace, Director

FirstService Residential Representative:

Kamin Havens, Community Manager

Five Homeowners were Present

I. Call to Order

President Quedens called the meeting to order at 6:31 P.M.

II. Review and Approval of June Meeting Minutes

MOTION: Beth Patton moved to approve the June 15, 2020 meeting minutes, seconded by LeeAnn Bohman. **Motion passed 7-0.**

III. Review of June HOA Financial Statement

Treasurer LeeAnn Bohman provided highlights from the June HOA Financials:

Income: Under budget \$34,000 in assessment income for June. Over

budget \$3200 in working capital for June as more people moved in than expected. Over budget \$1900 in violation fines. Under budget \$700 for reimburse expense.

Administrative Expenses: The \$2750 over budget in management salaries was for last month. It is actually fine for this month. Over budget \$1700 for rebill expense as it was budgeted in May. Under budget \$2200 for legal expense in June. \$2324 under budget for insurance as it was transferred to the Golf Course. YTD under budget \$25,000 in Administrative Expenses.

Utilities: Over budget \$4000 in Water for June, although Utilities YTD was under budget \$22,500.

Landscaping: Irrigation repairs were over budget \$1800 in June. Fertilizer was under budget \$7800 as it will be paid in July. Dump fees were under budget \$950. Pre/post emergent was under budget \$1800 as it will be paid in July. YTD Landscaping was under budget \$17,000-positive. There is \$18,000 in tree removal going on this month.

Security: Patrol service was over budget for extra patrols with the protesting. Security YTD was over budget only \$70.

Common Area: \$300 under budget in common area maintenance for June. \$1900 under budget YTD.

Totals: Total expenses were under budget \$66,000-positive. Before Reserves, there was a YTD over-run of \$54,000-positive (amount budgeted was \$57,204 and we ended up with \$110,000). Reserve expenses paid in May were \$4800 to Golf Course for Crismon and 96th Street park, \$4000 to Greyhunter for painting maintenance (this will appear next month as well), \$2750 to Mulcock for roof replacement at Compton Park, \$750 to AEP for extra items for the truck. YTD we paid out \$101,000, although the Reserves were budgeted to have \$52,000. YTD under-run is \$97,500, although that includes the truck and a lot of items in January.

Lisa Quedens noted that while the assessment income was under budget \$34,000, she looked back a year ago to June 30, 2019, which was under budget \$20,500. We should keep an eye on that to see if there is a trend with assessments coming in slower or not coming in over the next few months as we start planning the budget for next year.

MOTION: Jeff Brown moved to accept the June HOA Financial Statement,

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seconded by Beth Patton. **Motion passed 7-0.**

IV. Review of June Golf Financial Statement

Income: Over budget \$1000 for the March and April Golf Course lease, due to the timing. Insurance reimbursement was over budget \$870 for the March and April invoices. YTD Income was under budget \$1500.

Administrative Expenses: \$3600 over budget in professional fees for the Golf Maintenance Solutions assessment and irrigation system. Insurance was over budget \$148 for the March and April invoices. YTD under budget \$4341-positive.

Totals: Before Reserves, there was an under-run of \$2804-positive. The May Reserve expenses included \$750 for the camera in the pipes and \$1965 for the fountain at the 18th hole. There will be other Reserve expenses coming in the next statement.

MOTION: Jeff Brown moved to accept the June Golf Financial Statement, seconded by Beth Patton. **Motion passed 7-0.**

V. Homeowner Forum

Tyler Dean, Park Central, stated he is having an epoxy floor done in his garage in early August and will need a place to park his 3 vehicles and 4 motorcycles for 7 to 10 days. He has a parking permit in Park Central for one vehicle. He asked if the other two vehicles could be parked overnight on Neville for the 10 days.

Kamin stated that has never been allowed on Neville. In general, out of town guests have been permitted to park on the street for up to 5 days. She suggested asking Park Central to allow him additional visitor spots due to the unusual circumstances.

Tyler would prefer to use Park Central visitor parking, although those family members go to school and work and do not get back in time to get a visitor spot.

Kamin suggested parking at the Golf Course parking lot. He can stop by her office next to the Golf Clubhouse and fill out an overnight parking request. Tyler felt that might work although it is farther to walk.

Jeff Brown suggested checking with the school about using their parking lot for a week as it would be a shorter walk than from the

Golf Course. Tyler felt that may be a good option. LeeAnn noted that the teachers are back at school already to prepare for the next session.

A homeowner, Barbara Ezyk, suggested checking with neighbors to see if they have room to park one of his cars. Tyler stated he has made arrangements with a neighbor to park his four motorcycles, but most people don't have extra room in their garage. He also asked to use a neighbor's assigned parking spot, although they may have family coming to visit at the same time.

Tyler appreciated all the suggestions and will consider the options. If he decides to park at the Golf Course, he will email Kamin to set up a time to come in and fill out the forms.

VI. Golf Course Report

A. Financial Update

Lisa Quedens reported that the Golf Course Committee meets monthly with Don Rea. He said that this May and June have been the best in the history of the Golf Course. He is seeing a lot of new players and revenue is coming in strong. The restaurant is doing okay, although things usually slow down in the summertime. They are holding some special events to attract people, although it cannot be groups of over 50 people. This Friday, they will hold a Drive-through Barbecue and they are planning a Drive-through Luau.

Jeff Brown stated the Golf Course is doing phenomenal in preparing for the fall as the expectation for winter visitors is unclear. He recommended checking out the weekend food specials at Scratch Pub & Grill. They have great food at a great price. Tell your neighbors as this is a tough time of year for the restaurant. They have some new staff and they are doing a great job. Jeff attended a tournament at the Golf Course on Saturday with his dad. There was a great turnout and it was sold out ahead of time.

VII. Manager's Report

Administrative Update: FSRConnect Reports:

133 Total calls for June.

20 New homeowners in the community for June.

9+ Architectural requests received for the July meeting.

121 Violations were sent out in June.

A. Update on Events

The Events Committee met a few weeks ago and had some great ideas for community events that can maintain social distancing or give back to the community. A Teacher Drive is being held July 14-31, Drive-Through BBQ on July 24, Pet Costume Contest July 26-31, and Kona Ice on July 29. Kona Ice will come out every other Wednesday for an hour at each of the five parks.

A Red Cross Blood Drive is scheduled for August 6 and there are only 6 spots left. The Golf Course parking lot is a great location with running water and restrooms and it is not busy during the day. During the summer, they will only be there until 1 p.m. due to the heat. If it goes well, they would like to come back again. Jeff Brown advised that antibody testing will be done as part of the blood donation.

Other events planned in August are a Coloring Contest and Homemade Cards for Seniors. Events in the works for September include the United Food Bank, Cards for First Responders, Reading Bingo, and Sunshine Acres.

VIII. Landscape/Irrigation

Dave Kovach reported that the July Water numbers are pretty much on par considering we have not had rain in a while. Baldwin Park finally got 8,000 gallons. Several months last year had 1.4 million gallons where it shows as zero this year.

There have been some staffing issues with the Landscape crew, which will hopefully clear up once the large unemployment checks go away. This has affected crews everywhere. Today, the crew was down to Dan and two others. Kamin is keeping track of the time sheets.

The dead ryegrass has been removed from the Monument Fountain area and some green bermuda is starting to pop up. Hopefully it will fill in over the summer. We kept the ryegrass going until late May.

A. Winter Projects:

- Cut back Bird of Paradise on Crismon (December)
- Cut back Oleanders at Baldwin, Monterey, and Compton Parks and Loop.
- Trim all Oleander trees along Loop (February)

- Granite replenishment
- Remove all woody green bushes (October)
- Remove leaves from Ash and Chinese Elm (December, January)
- Cut back all Lantanas (beginning of March)
- Winter Flowers on Monument and Golf Course

Enhancement Projects (\$5000 in Reserves):

- Replace 4 Natal Plums
- Replace areas where woody green bushes were removed
- Remove concrete curbing on Guadalupe where turf areas were converted to granite. Our crew will provide labor so the only cost will be dumpsters
- Remove turf and add granite on Lansing past Warren

Lisa Quedens suggested making a motion now to approve the expenditure from Reserves for the enhancement projects as some will be done in the winter of 2020 and some will be done in 2021.

MOTION: Jeff Brown moved to approve spending \$5,000 from Reserves for the Landscape Enhancement Projects; seconded by Greg Pifer. **Motion passed 7-0.**

B. Tree Trimming and Removal Quote - Kamin advised that the Landscape Committee approved this and the work is now being done. It just needs to be ratified in the minutes.

MOTION: Dave Kovach moved to accept the quotes from ProQual Landscaping for \$2,800 to remove 5 select trees, and \$21,533 to trim 299 select trees; seconded by Greg Pifer. **Motion passed 7-0.**

IX. Website Report

Dave Kovach reported there was a slight increase in visits and unique visitors for the month of June. Page use and popular pages stayed about the same. There were 14 new users for June, and for the first time, the country of Togo visited the website.

X. Security

A. Security Report - Jeff Brown reported that the new procedure to have residents call the security truck cell phone has been working well with no major issues.

B. July Security Report - There have been the usual issues of people parking in the street. Some kids busted glass in the street. The neighbors came together to figure out who was responsible and also helped clean up the broken glass. Security has not had any serious concerns.

C. Security Phone and Hot Spot Quote - Kamin Havens stated the security phone and hot spot are four years old and the hot spot has intermittent WiFi service. It is hard to text on a flip phone and it is already out of space for contacts. She reviewed several options to upgrade the equipment. Security would prefer the newer version of the Jet Pak hot spot they currently have.

The Board recommended getting the newest phone available from the list of options within a certain dollar amount with warranty and insurance. Kamin advised that Apple Care or other insurance would run about \$5 a month.

MOTION: Beth Patton moved to approve the purchase of a Jet Pack hot spot for \$199.99 and to allow up to \$450 to purchase a newer model cell phone with warranty and insurance; seconded by Greg Pifer. **Motion passed 7-0.**

XI. Architectural Requests

Beth Patton advised that one driveway request will have a stipulation for a 45-degree angle. An awning request does not meet the size and height requirements and will be denied. Kamin will contact the homeowner with some options. The rest were approved by the Committee.

The Board felt the Pergola looked huge and asked how tall it was. The Pergola is 8 feet tall at the highest point, which is within the guidelines.

- A. 9432 E. Natal - Flag Pole
- B. 9814 E. Meseto - Pavers, Walkway
- C. 9824 E. Knowles - Driveway (Approved with stipulation, must be one foot from property line.
- D. 9810 E. Kiva - Pergola
- E. 9532 E. Meseto - Gutters
- F. 9357 E. Mendoza - Replace window with sliding door
- G. 2210 S. Duval - Retractable Awning

H. 9515 E. Monte - Driveway, RV Gate, Alumawood Shade Structure

I. 9819 E. Naranja - Awning over side door (Not approved. Kamin will provide homeowners with options.)

New Requests:

- 2226 S. Duval - Solar, meets all guidelines (Recommend approval)
- 9622 E. Lompoc Ave - Driveway expansion, meets all requirements (Recommend approval)
- 2357 S. Compton - Paint (Recommend approval)

MOTION: LeeAnn Bohman moved to approve the Architectural Requests as recommended; seconded by Dave Kovach. **Motion passed 7-0.**

XII. Next Meeting Date

The next Board meeting will be held on August 17, 2020.

XIII. Adjournment of Open Session

With no further business before the Board, President Quedens adjourned the meeting at 7:13 P.M.

Respectfully Submitted,

Dana Desing (TE: 10482507)
Acting Recording Secretary