

**Augusta Ranch Homeowners Association  
c/o FirstService Residential**

**Board of Directors  
Open Session Meeting Minutes  
July 19, 2021  
Mesa Police Substation  
2430 S. Ellsworth, Mesa, AZ 85209**

**Present:**

**Board Members:**

Jeff Brown, President  
Greg Pifer, Vice-President  
LeeAnn Bohman, Treasurer  
Barry Matlack, Secretary  
Brad Whitehouse, Director  
Jan Wallace, Director  
Beth Patton, Director  
Kelly Hill

**Board Members Absent:**

David Kovach, Director

**FirstService Residential Representatives:**

Kamin Havens, Community Manager

**1 - Homeowners were Present**

**I. Call to Order**

President Jeff Brown called the Open Session of the meeting to order at 6:32 P.M.

**II. July Agenda**

The Board approved the July meeting agenda.

**III. Minutes - Review And Approval Of June 21, 2021 Board Meeting**

A **Motion** was made by Beth Patton to approve the minutes from the June 21, 2021 Board meeting as presented, seconded by Jan Wallace. **Motion passed 8 - 0**

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**IV. Homeowner Forum**

No comments or questions were presented to the Board.

**V. Financials** - Treasurer LeeAnn Bohman reviewed the Financials.

**HOA Financials:**

**Income:** Under budget \$22,800 for assessment income for June. Over budget \$800 for special assessment painting. Over budget \$900 for working capital in June. Over budget \$1,350 for violation fines in June. Under budget \$600 for reimburse expense in June.

\* YTD under budget \$89,000 in Income - Negative (On Budget - ) (\$90K surplus from 2020 was transferred to the reserve account)

**Expenses**

**Administrative Expenses:** Over budget \$4,000 for legal as we paid \$4,000 for chickens removed. This amount was added to homeowner's account. Over budget \$3,000 for Lien/Collection cost - paid in escrow and due to M&M. Over budget \$2,800 for rebill expense in June as it was budgeted in May. Over budget \$3,000 for billing statements as it was budgeted for another month. Over budget \$4,000 for Social Event expense in June. (April Visa Reconciliation - Easter event, garage sale banners and golf tournament).

\* Under budget YTD \$1,600- Positive

**Utilities:** Water over budget \$9,500 for June

\* Utilities under budget \$9,800- Positive

**Landscaping:** Over budget \$13,000 in Tree Trimming/Removal - Removal of 5 dead trees and trimming of all Chinese Elms. Under budget \$325 in Landscape dump fees in June. Under budget \$1,800 in Pre/Post Emergent. Under budget \$2,500 in Fertilizer.

\* Landscape under budget \$29,000 YTD - Positive

**Patrol Service:** Security gas was under budget \$1,000 as both billing cycles were in May. Over budget \$1,700 in Vehicle Maintenance - new tires, alignment, AC.

\* Security under budget \$1,000 YTD - Positive

**Common Area:** Under budget \$2,900 YTD in common area maintenance - Positive

**Total Expenses:** Under budget YTD \$44,500 - Positive

**Surplus/(Deficit) Before Reserves:** YTD under run \$44,600

**Reserve Contributions:** YTD over-run is \$8,000 (\$90K transferred surplus from 2020 budget). No expenditures in January. No expenditures in February. \$4,000 for HOA wall paint in March. \$7,000 for rebuild of monument and granite for community in April. No expenditures for May. \$7,620 for paint maintenance of HOA walls, mailboxes outer loop for June.

**Total Surplus (Deficit):** YTD over-run is \$79,000

**Golf Courses Financials:**

**Income:** Over budget \$422 Insurance Reimbursement - This will be each month since insurance increased.

\* YTD - Over budget \$5,600- Positive

**Expenses:**

**Administrative Expenses:** Over budget for insurance as it has increased. Under budget \$500 for interest expense.

\* YTD under budget \$17,000 Positive

**Total Expenses:** Under budget - \$17,000 Positive

**Surplus/(Deficit ) Before Reserves Reserve Contributions:**  
Over Budget - \$22,800

Reserve contributions over run of \$19,000. January - \$2,175 Section 4 painted. February - No expenditures. March - \$190 Barn Door Tracks, \$,1061 Deposit for dumpster gate, \$3,000 for ProShop roof, \$10,342 Pump Repair. April - No expenditures. May - \$1,870 Monument Rebuild (Needs to reclassified to HOA). June - credit of \$1,869 for Sierra Signs was transferred over to HOA.

**Total Surplus (Deficit):** Over-Run - of \$2,200

**Proposed Resolution:** Barry Matlack acknowledged that the Board has fulfilled its duty to review the financial June 1, 2021, and June 30, 2021, including the reconciliation of

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the operating and reserve accounts, and the actual revenues and expenses for the operating and reserve accounts compared to this year's budget; seconded by Brad Whitehouse. **Motion passed 8 - 0.**

**A. New Rates for Reserve Accounts**

The rates for the reserve accounts are expired. Below are the recommendations presented by FirstService for the golf course and the HOA. The top part shows the interest rate now, the bottom part shows the new interest rate and the new amount that would accumulate annually. These accounts would be money market accounts that can be withdrawn from anytime without penalties EXCEPT \$245,000 of the HOA reserve that would go into a 2 year CD.

The Board ratified the June 22, 2021 email approving the new interest rates for the Reserve Accounts as indicated in the table below.

Augusta Ranch Community Master Association Balances as of 5/31/21						
Category	Account Type	Bank	Balances	Interest Rate	Maturity Date	Net Annual Interest
Reserve	MM	Capital One	\$256,812	0.25%	n/a	\$642
Reserve	MM	Luther Burbank	\$234,072	0.10%	n/a	\$234
<b>Total</b>			<b>\$490,884</b>	<b>0.18%</b>		<b>\$876</b>

Augusta Ranch Community Master Associate FirstService Financial Recommendation						
Category	Account Type	Bank	Balances	Interest Rate	Maturity Date	Net Annual Interest
Reserve New Account	CD	CIT Bank fka CAB	\$245,000	0.65%	24 months	\$1,593
Reserve New Account	MM	Union Bank	\$245,884	0.50%	n/a	\$1,229
Reserve New Account	MM	Signature Bank	\$0	0.25%	n/a	\$0
<b>Total</b>			<b>\$490,884</b>	<b>0.57%</b>		<b>\$2,822</b>

**VI. Reports**

**A. Manager's Report:** Kamin Havens reviewed the Manager's Report for the periods ending June 1, 2021 - June 30, 2021.

**Administrative Update - FSRConnect Report:**

107 Total calls for June

24 New homeowners in the community for June

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7 Architectural requests received for the July's meeting  
141 Violations were sent out in June

**B. Committee Reports:**

**1. Security Committee (Jeff) - Monthly Security Report**

Jeff Brown reported all is good. There were a few situations that were coordinated and handled with the police. The shelter was completed for the security truck. Security is responding to fireworks reports.

**2. Golf Committee (Barry)- Capital Improvements**

The Golf Committee met on July 12, 2021. The Committee discussed the budget and items that need to be done in 2021. The budgeted amount is \$112,800, year to date \$11,600 has been spent. The following five items are the projects presented to the Board for approval. Some items may be moved around as needed to stay within the budget.

1. \$17,000 - AC Unit in bar area and duct work in Kitchen.
2. \$12,000 - All new doors in the restaurant. New doors will reduce the loss of AC and decrease in rodents entering in cracks of doors.
3. \$10,000 in painting the stucco on golf course wall section 5-8.
4. \$40,000 in Resealing asphalt for parking lot at golf course.
5. \$20,000 left over (concrete cart path, Xeriscape areas).

**PROPOSED RESOLUTION:** LeeAnn Bohman moved to approve the five projected items presented by the Golf Committee, seconded by Greg Pifer. **Motion passed 8 - 0**

**3. Events Committee (Greg) - Events tentatively scheduled for 2021 (Calendar attached)**

Greg Pifer reported on Upcoming Events for July:

- July 23 - A Evening of acoustic music with Dave
- July 24 - Street Player acoustic LIVE
- July 27 - Taco Tuesday, Karaoke

July 28 - Summer Kids Club, ABC Scramble, EggsQuisite  
Sweets Desert

July 29 - Burger Night, Spark Golf

July 30 - Back to School Party & Waterslide, Zach  
Nightingale

July 31 - 60's Dance & Costume Party

- Reminder to homeowners/residents to review the social media links for the calendar, events, newsletters and up to date news for Augusta Ranch HOA and the Golf Course at [www.augustaranchevents.org](http://www.augustaranchevents.org)., [www.augustaranch.org](http://www.augustaranch.org) and Facebook.

#### **4. Website - (Kelly)**

The Augusta Ranch website has been reviewed and edited for ease of use, interaction, and navigation. The new event website continues to be updated.

#### **5. Landscape Committee (Brad)**

The storm damage was assessed and addressed promptly. The staffing needs continue to be addressed.

The Board reviewed the map presented by ProQual Landscaping Tree Care Services for the clean-up plan of action that includes removal of trees, branches, and root-balls.

#### **6. Newsletter Committee (Jan) Any ideas for August?**

Jan Wallace and Kelly Hill are working together to update the newsletter and links to the websites. Jan welcomes any ideas for the newsletters.

#### **7. Architectural Committee (Brad/Beth) - Architectural Applications - All have been reviewed and addressed.**

- a. 2727 S. Drexel - Garage Door - Approved 2nd op on only**
- b. 2332 S. Bernard -Paint - Approved**
- c. 9266 E. Lobo - Artificial Turf - Approved**
- d. 9520 E. Natal - Paint - Approved**
- e. 9622 E. Lompoc - Front Door Paint - Approved**
- f. 9757 E. Laguna Azul - Paint - Approved**
- g. 9915 E. Natal - Address Numbers - Approved**

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- h. Review 2027 S. Alicia - Paint - Denied
- i. Review 9766 E. Monte - Paint - Denied
- j. 2519 S. Compton - Paint Approved
- k. 9404 E. Kiva - House Letters and sconces - Approved
- l. 2607 S. Bristle - Shade sail - Approved

## **VII. Old Business**

### **A. Acknowledgment of Action Outside of Meeting, if any**

The Association's Bylaws allow the Board to act outside of a meeting. The following items were approved by the Board Directors via written consent: NONE

## **VIII. New Business**

### **A. Resident Portal - Post Card**

Kamin Havens provided details regarding the new homeowner portal for homeowners to access their accounts (account balances, architecture requests and updates, violations, etc..) to enhance and increase efficiency and provide more control of their accounts for a better experience and interaction with the HOA.

A **Motion** was made by Jan Wallace to authorize Kamin Havens to mail the post cards to the homeowners announcing the new portal at a cost of \$800.00, seconded by LeeAnn Bohman. **Motion passed 8 - 0.**

## **IX. Scheduling Of Next Board Meeting**

The next Board of Directors meeting will be August 16, 2021.

## **X. Adjournment**

With no further business before the Board, President Jeff Brown adjourned the meeting at 7:52 P.M.

Respectfully Submitted,  
Beth Ann Moore (TE: 12032601)  
Acting Recording Secretary

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