

**Augusta Ranch Homeowners Association
c/o FirstService Residential
Mesa, AZ 85209**

**Board of Directors
General Session Meeting Minutes**

June 15, 2020

**Scratch Pub & Grill, 2401 S. Lansing Road
Mesa, Arizona 85209**

Present:

Board Members:

Lisa Quedens, President
Jeff Brown, Vice President
Barry Matlack, Secretary
LeeAnn Bohman, Director (Left meeting at 7:30 pm)
David Kovach, Director
Jan Wallace, Director
Brad Whitehouse, Director (Arrived Late)

Board Members Absent:

Beth Patton, Director
Greg Pifer, Director

FirstService Residential Representative

Kamin Havens, Community Manager

Two Homeowners were Present via Phone

I. Call to Order

President Quedens called the General Session to order at 6:30 P.M.

II. Review and Approval of May Meeting Minutes

MOTION: Jeff Brown moved to approve the May 18, 2020 meeting minutes as presented, seconded by LeeAnn Bohman. Motion passed 6-0, with Brad Whitehouse absent for the vote.

III. Review of May HOA Financial Statement

Jeff Brown reported on the HOA Financials.

Income: Under budget \$11,000 in assessment income for May. Under budget \$1800 in working capital for May. We have not received the money from title for homes that were sold. Last year, we were \$3800 over budget in assessment income. We are now \$4400 under budget. We may not see results from the Corona virus for several months. YTD over budget \$17,215 in Income.

Administrative Expenses: \$2750 over budget in management salaries due to the three-month billing cycle. \$2400 under budget in rebill expense as it was paid in April. \$2000 under budget in legal expense.

Augusta Ranch Homeowners Association
Board of Directors General Session
Meeting Minutes of June 15, 2020

\$6500 over budget in lien/collection as it was paid to Maxwell Morgan from the escrow payoff. That is due to how it is recorded and transferred. \$8000 under budget for audit as \$3500 was paid in April. The rest will be taken out when the audit is completed. \$3000 over budget in insurance as it went on the HOA financials and needs to be transferred to the Golf financials.

Utilities: Water was under budget \$7400 for May. Utilities were under budget \$26,000 YTD.

Landscaping: Irrigation repairs were over budget \$700 in May as repairs were needed as the system was started back up. Backflow was over budget a few months ago because it was paid in March but anticipated in May. Dump fees were over budget \$2200. This does not show the 25% reimbursement for extra dumps at the Golf Course. Landscape is still under budget \$6800 YTD.

Security: Security gas was over budget \$873 for two billing cycles. Security is looking good under budget \$2700 YTD. It will be easier to predict what will need to be spent with the new truck.

Common Area: \$500 over budget for building maintenance for a new AC motor at the Pro Shop. \$350 over budget due to reopening of the parks and tot lots with permanent signs. \$1300 under budget YTD in Common Area Maintenance

Totals: Expenses had an under-run of \$57,000 YTD. Surplus/(Deficit) before Reserves had an over-run of \$74,000 YTD. Reserve Contributions had a YTD over-run of \$4000 (May expenses included \$4800 for Golf Course drainage project, \$4,000 for painting, \$2750 for Compton Park roof, and \$750 to AEP for extra security truck items that were not in the original bill). Total Surplus/(Deficit) YTD under-run of \$94,000, due to the Reserves. Everything is looking pretty good for the year considering everything that has been going on.

MOTION: Dave Kovach moved to accept the May HOA Financial Statement as presented, seconded by Brad Whitehouse. Motion passed 7-0.

IV. Review of May Golf Financial Statement

Jeff Brown reported on the Golf financials.

Income: The Income shows under budget \$3400 due to insurance. This will equal out by being under for insurance expenses.

Administrative Expenses: \$7500 under budget for audit which will be billed when completed. Insurance was over budget \$2300 for February and March. YTD under budget \$7600, which is positive.

Totals: Total expenses were under budget \$7600. Surplus/(Deficit) had an over-run before Reserves of \$50,800. Reserve contributions had an under-run of \$545. With the restaurant being closed, there was a loss of income. Reserve expenses include \$750 for the camera through the pipes and almost \$2000 for the fountain on the 18th hole. Total Surplus/(Deficit) under-run of \$3200. Everything is looking good.

MOTION: Dave Kovach moved to accept the May Golf Financial Statement as presented, seconded by Brad Whitehouse. Motion passed 7-0.

V. Homeowner Forum

Barbary Ezyk thanked Kamin for working with the homeowner on Meseto to put the golf cart crossing sign back up. It had been taken down when they did work in their front yard. She asked about the backyard structure discussed in last month's meeting that might be higher than 12 feet.

Kamin reported that it was not higher than 12 feet. The homeowner had City of Mesa permits and all the necessary documents to finish the approval of their request.

Jay & Candice Eggerling reported on parking violations they received that were vehicles from the renter next door, west of 9824 E. Knowles. They asked what could be done to resolve the issue and stop the fines. They have received 9 violations in the last year. This is the third tenant at that property in the last year. There were two times that it was the Eggerling's vehicle, but the majority are not theirs. They have since installed a security system with video to document future violations and offered to provide a list of the vehicles that belong to them to keep on file. Kamin can list the vehicles on his account. She stated 90% of the people that park in the street are guests of residents.

President Quedens recommended notifying Kamin as soon as possible of any future violations so the fines won't add up. Kamin noted the Eggerlings had a waiver request at the last board meeting, which was approved. They had also sent a picture of an Audi that belonged to a guest of the renter. She asked the homeowners if they have spoken with the neighbor. They have not and this is the third tenant in the last year. They thought the current tenant might have moved out.

Kamin advised that the Board will discuss the matter in Executive Session and the homeowners can call her tomorrow or she will send a letter with the results.

VI. Golf Course Report

A. Financial Update - President Quedens stated Don Rea is doing well. They met last week and he had received some federal funds. Don will be closing the second week of July to do some deep cleaning and redo the floors in the kitchen with those extra funds. They are still doing delivery, take-out, and in-house dining.

Barry Matlack noted the golf industry has been doing very well. Don is very involved with the PGA and is running for the national board. Barry had played at Wekopa in Fort McDowell and couldn't get a tee time until 12:30 on a Sunday afternoon. Don said it is the best thing that ever happened to golf. We were all very concerned and looked at proactive measures. It has been the best May in the history of Augusta Ranch Golf Course in terms of revenue, although March was a losing month due to all of the chaos.

VII. Manager's Report

Administrative Update: FSRConnect Reports:

- 131 Total calls for May
- 16 New homeowners in the community for May
- 10 Architectural requests received for the June meeting
- 114 Violations were sent out in May

A. Appoint Officers - President Quedens asked for nominations for the positions of President, Vice President, Treasurer and Secretary.

Jeff Brown nominated LeeAnn Bohman as Treasurer; seconded by Barry Matlack.

Dave Kovach nominated Lisa Quedens to continue as President; seconded by LeeAnn Bohman.

Lisa Quedens nominated Barry Matlack to continue as Secretary; seconded by Dave Kovach.

Lisa Quedens nominated Jeff Brown as Vice President; seconded by Dave Kovach.

The Board voted unanimously to appoint the officers as nominated.

B. Appoint Committees - The Board agreed to the Committee appointments as listed below:

<u>COMMITTEE</u>	<u>CHAIR</u>	<u>CO-CHAIR</u>
Security	Jeff Brown	Lisa Quedens
Landscape	Dave Kovach	Brad Whitehouse
Golf Course	Lisa Quedens	Jeff Brown, Barry Matlack
Website	Dave Kovach	Barry Matlack
Newsletter	Jan Wallace	Greg Pifer, LeeAnn Bohman
Collection	Barry Matlack	Lisa Quedens
Events	Greg Pifer	Jan Wallace, LeeAnn Bohman
Architectural	Beth Patton	Brad Whitehouse

C. Tot Lot Repair - Kamin advised that a handrail was broken and needed to be replaced. She had authorized ordering the new part and the quote for \$100. The Board agreed.

D. Fence Warranty - Kamin noted the fence company will be doing their final follow-up for the iron fence two-year warranty. After those repairs are done, Grayhunter will take care of any stucco repairs/paint on the walls in Sections 1 and 2.

VIII. Landscape/Irrigation

Dave Kovach reported that the grass is green, the trees are alive, and the water bill is high. A granular treatment was done on the turf. There are some pine trees that need to be taken down. The ditch looks great. Dan will try to green up the Bermuda at the Fountain. Dave was surprised the Rye grass there lasted this long.

- A. Water Numbers** - Dave noted the water numbers for Baldwin park were zero for several months. That will catch up. When Dan powered up the irrigation system, it needed a lot of repairs, including broken lines. We have added a lot of plants with 100 new Oleander trees, 200 free plants per the landscape contract, plus what we added ourselves.
- B. Overseeding** - Kamin provided a cost comparison on the water savings for overseeding versus not overseeding.

Dave noted that when we were not overseeding, Dan kept watering the Bermuda so it would stay green through December. In order to save water, he recommended that we stop watering the Bermuda in October. That would save the watering on the Loop, which is not a great deal, but it adds up. Kamin stated if we stopped watering in October and did not overseed, that would save \$5700 in water. Dave noted that the homeowners were told we would not overseed for a certain amount of time. There are a lot of winter visitors here for a few months of the year.

President Quedens noted that the budget will be considered over the summer. With what the economy is now, with people out of work and with costs going up, she did not want to raise the assessments. We raised it for the past three or four years. Barry Matlack felt \$5000 was not going to make much of a difference.

Kamin noted that overseeding costs \$25,000 total. If we cut off the water in October, not overseeding would cost \$7000. We would save almost \$18,000 by not overseeding.

Lisa noted that events will have to be scaled back. Kamin felt that would save about \$30,000. We have to put a certain amount of money into the Reserve fund for the irrigation replacement according to the Reserve Study. Lisa was concerned about the unknowns in the coming months with assessments, as that is our only big revenue. Barry noted that money can be shifted at any time. He cautioned against making any rash decisions based on speculation today.

Kamin noted that the Board needs to decide on overseeding now because it will need to be ordered soon. If we order and then cancel later, they will be stuck with the seed or they may charge us for it.

Barry emphasized that the winter visitors and others in the community do not want to see dead grass. Kamin felt the residents would understand. She did not believe the Canadians would be back this year as their insurance would not cover out of the country.

MOTION: Lisa Quedens moved to not overseed for the 2020-21 winter season; seconded by Dave Kovach.

Discussion: The Board discussed the cost of the seed at \$5500 and our vender being stuck with it if we cancel. They may not charge us for it because we have a contract with them. If other communities also cancel, that would be a big financial hit for the vender. Some felt the residents would understand if we explain the reasons for

not overseeding in the newsletter. We have five crew members year-round. If we don't overseed, that frees the crew up to do other projects such as gravel and rejuvenating plants. There is always work to be done.

Barry suggested the Landscape Committee develop a list of projects for the crew to do in lieu of overseeding and any costs to post in the newsletter.

In order to save money, and since a lot of the winter visitors won't be here, most Board members felt not overseeding was a good idea.

VOTE: Motion passed 6-1, with Barry Matlack opposed.

Kamin will have the Landscape Committee go over the projects with Dan and draft a newsletter article for the Board to review.

IX. Website Report

Dave Kovach reported a 7% increase in visits to the website and 9 new people registered in May. The popular pages remained basically the same with the Board at number 14 for the second month in a row. Everything else has been unexciting.

X. Security

A. Security Report - Jeff Brown reported on a huge coyote roaming the neighborhood. He wanted people who have small dogs to be aware. There has been a communication gap with security calls and some homeowners have complained about not getting a call back. The security team has offered to receive calls at home when they are off duty, although the committee and board felt that was not necessary. We opted to have residents call the truck phone and if security is busy, they will get a message that their call will be returned as soon as possible.

LeeAnn felt that would save money by not having the calls go through the dispatch service. Kamin advised that we will have to keep dispatch for a month or two in case people call that number. When calls are consistently going to the truck phone, we can then end the dispatch service.

Kamin noted that Fast Signs is in the process of making magnets and signs for the security truck. Once that is done, she will send out the new contact information for security by email and in the newsletter.

XI. Architectural Requests

Brad Whitehouse reviewed the Architectural Requests and recommended approval as noted:

- A.** 9819 E. Naranja - RV Gate
- B.** 2707 S. Vincent - Pool
- C.** 9823 E. Monte - Pony Wall
- D.** 9639 E. Nido - Artificial Turf

- E.** 9532 E. Meseto - Gutters
- F.** 9814 E. Meseto - Driveway Expansion (Denied)
- G.** 9648 E. Lobo - Sheds
- H.** 9404 E. Kilarea - Landscape
- I.** 2247 S. Bristol - Windows/paint
- J.** 2462 S. Bristol - Driveway Expansion
- K.** 2144 S. Keene - Security Door

Discussion:

9814 E. Meseto will be denied as they wanted to expand the driveway on the front yard side and it would look like a car is parked in the front yard. We have provided them with alternate solutions for the other side of the driveway if they want to resubmit the request.

Jan Wallace noted that the request stated it was previously approved in 2019. Kamin will check on that.

LeeAnn Bohman left the meeting at 7:30 pm.

New Requests:

- **9412 E. Mendoza** - Paint Scheme 9 (Approved)
- **9721 E. Lobo** - Landscape, replace grass with artificial turf and rock. They have met all landscape requirements. (Approved)

MOTION: Brad Whitehouse moved to approve the Architectural Requests as listed; seconded by Dave Kovach. Motion passed 6-0, with LeeAnn Bohman absent for the vote.

XII. Next Meeting Date

The next Board meeting will be held on July 20, 2020.

XIII. Adjournment of Open Session

With no further business before the Board, President Quedens adjourned the meeting at 7:33 P.M.

Respectfully Submitted,

Dana Desing (TE: 10482507)
Acting Recording Secretary