

**Augusta Ranch Community Master Association
c/o FirstService Residential**

**Board of Directors
Open Session Meeting Minutes**

March 21, 2022 @ 6:00 P.M.

**Mesa Police Substation
2430 S. Ellsworth
Mesa, AZ. 85209**

Present:

Board Members:

Greg Pifer, Vice-President
LeeAnn Bohman, Treasurer
David Kovach, Director
Jan Wallace, Director
Kelly Hill, Director

Board Members Absent:

Jeff Brown, President
Barry Matlack, Secretary
Beth Patton, Director
Brad Whitehouse, Director

FirstService Residential Representatives:

Kamin Havens, Community Manager

3 - Homeowners were Present

I. Call to Order

Vice President Greg Pifer called the Open Session of the meeting to order at 6:30 P.M.

II. March Agenda

The Board approved the March meeting agenda.

III. Minutes - Review and Approval of February 21, 2022, Board Meeting

A **Motion** was made by David Kovach, to approve the minutes from the February 21, 2022, Board meeting as presented, seconded by LeeAnn Bohman.

Motion passed 5-0

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IV. Homeowner Forum

- A Homeowner addressed the Board with concerns regarding violations including dogs barking, illegal parking, trailers visible behind RV gates, unfairly citing and targeting.
The Board insured the Homeowner that violations are issued. Due to confidentiality personal information or records of violations sent to Homeowners cannot be disclosed to other Homeowners. The fine policy was reviewed. Violations keep adding up if the residence remain in a non-compliance status. The Board cannot force the fines to be paid. At the time a home is sold those fines will be paid out of the proceeds of the home sale. Violations issued to homes that are rentals are sent to the residence and the owners addresses. The newsletter has links for Homeowner Complaint forms.
- A Homeowner inquired about the wooden fence on Vincent.
Kamin Havens advised the golf course has ordered a bulk shipment of planks to have on hand as needed.
- A Homeowner inquired if crosswalk markings could be placed on the streets especially in the round about areas and near schools.
Kamin advised she will check with the City as the streets are owned by the City.

V. Financials – LeeAnn Bohman reviewed the Financials.

HOA Financials:

Income:

Over budget \$3,800 in February Assessments
Under budget \$300 for working capital in February
Under budget \$1,500 for violation fines in February
Over budget \$865 for reimburse expense in February
* YTD Over Budget \$8,570- Positive

Expenses

Administrative Expenses:

Under budget \$435 for Management Salary
Under budget \$4,000 for Rebill expense as it will be paid in March
Under budget \$350 for legal expense
Over budget \$1,650 in meeting expense – Paid \$2,000 for Annual Meeting
Software (budgeted in March)
Over budget \$2,150 in social expense - \$1,400 for licensing for 1 year, \$4,900 on PCard for events, credit of \$1,175 reimbursement from golf course
Over budget \$16,500 for insurance as it was budgeted in January
* YTD Over budget \$1,850 – Positive

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Utilities:

Water under budget \$6,300 for February
* Utilities Under budget \$12,130 – Positive

Landscaping:

Under budget \$1,050 in landscape contract
Under Budget \$500 in irrigation repairs in February
Under budget \$4,000 in fertilizer for February
Under budget \$2,900 in tree trimming
Under budget \$1,500 in landscape dump fees
*YTD Landscape Under budget \$14,600 – Positive

Patrol Service:

Security gas under budget \$1,450 for February
Under budget \$1,000 security gas
Over budget \$1,900 in Vehicle Maintenance
*YTD Security Over budget \$900 – Negative

Common Area:

* YTD Under budget \$125 in common area maintenance - Positive

Total Expenses: Under budget YTD \$24,000 - Positive

Surplus/(Deficit) Before Reserves: YTD over run \$32,500

Reserve Contributions:

YTD over-run is \$105
January - \$2,940 - Painting electrical boxes
February - \$4,288 – Wall Replacement, \$1,560 for completion of electrical,
\$4,842 HOA wall painting

Total Surplus - YTD over-run is \$14,500

Golf Courses Financials:

Income:

* YTD - Over budget \$1,000

Expenses:

Administrative Expenses:

Under budget \$2,325 in Professional Fees
Under budget \$14,000 for property taxes
* YTD Under budget \$13,300

Surplus/(Deficit) Before Reserves Reserve Contributions:

\$14,900

Total Surplus (Deficit): \$1500

A **Motion** was made by David Kovach to acknowledge that the Board has fulfilled its duty to review the financials February 1, 2022, and February 28, 2022, including the reconciliation of 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 Jan Wallace. **Motion passed 5-0.**

VI. Reports

A. Manager's Report: Kamin Havens reviewed the Manager's Report for the periods ending February 1, 2022, and February 28, 2022. A copy of the report is included in the Board packets.

Administrative Update – FSRConnect Report:

106 Total calls for February
14 New homeowners in the community for February
20 Architectural requests received for March's meeting
136 Violations were sent out in February

B. Committee Reports:

1. Security Committee (Jeff) – Monthly Security Report

Greg Pifer provided the update on behalf of Jeff.

An introduction and photo of the two new employees will be added to the newsletter. There have been a few incidents of catalytic converters stolen and issues with BB guns.

2. Golf Committee (Barry) - Update

Kamin Havens provided the update on behalf of Barry.

- A bulk supply of wooden fence planks will be stored at the golf course.
- Consideration of adding Toptracer to the golf course is still being reviewed. An article and link will be added to the April newsletter.
- The restaurant will be closed, patio will be open, on Monday and Tuesday of this week to repair the new cleanout.

3. Events Committee (Greg) – AugustaPalooza & Easter Sign-up Sheet

Greg Pifer reported on the upcoming events.

Greg shared the upcoming events and activities that are planned.

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The upcoming events are posted on the website, Facebook, and newsletters.

The Board Members signed up for duties for the AugustaPalooza event to be held on April 2nd from 1 P.M. – 6 P.M. and the Easter event to be held on April 9th from 8 AM. - 11 A.M.

4. Website – (Kelly) Update

Kelly reported she is continuing the updates to the website, newsletters, and Facebook. Featured events are updated weekly. The calendar has links directly to each event. The Facebook activity is increasing.

5. Landscape Committee (Dave) – Update

- The water numbers were reviewed. They are elevated as a result of the overseeding.
- Plants will be installed on March 28th.
- The plants for the fountains will be ordered on April 4th.
- The oleanders are in the process of being trimmed.
- Gravel will be spread in areas where needed.

6. Newsletter Committee (Jan) Any ideas for April (Bio and headshots for new security guards)

- The two new security guards will be featured in the newsletter with their Bio's and headshots.
- A few ideas shared for the newsletter include – preventing bird strikes, parking regulations, golf cart rules and awareness of the top 10 violations.

7. Architectural Committee (Beth) – March applications

All have been reviewed and addressed.

- ❖ **REMINDER TO HOMEOWNERS** – Architecture requests “**must**” be submitted for changes to the exterior of your home such as paint, doors, landscape, etc. **before** work begins. If an approved project has not been completed within a year of the approval a new request “**must**” be submitted.

March Architectural Report

- A. 9566 E. Monterey – Driveway/Gate – Approved with Stipulations (Must have 45-degree Angle)
- B. 9566 E. Monterey – Paint - Approved
- C. 9713 E. Lobo – Sunroom - Approved
- D. 9830 E. Kiva – Shed – Approved with Stipulations (must be neutral in color)

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- E. 9349 E. Naranja – Driveway and Blockwall - Approved
- F. 9921 E. Lompoc – Roof flat tiles – Both choices approved
- G. 9915 E. Natal – Landscape - Approved
- H. 9237 E. Madero – Driveway – Approved with Stipulation (Must have 45-degree angle)
- I. 9722 E. Lobo – Shade Sail – Approved with Stipulation (Must remove post to be 5ft. setback and completed within 90 days)
- J. 9415 E. Kiva – Courtyard/Walkway- Approved
- K. 9550 E. Nlido – Paint - Approved
- L. 2336 S. Sorrelle – Landscape - Approved
- M. 2452 S. Duval – Paint - Approved
- N. 9813 E. Kiowa – Addition of gutters to the back patio - Approved
- O. 2717 S. Milburn – Paint – Approved
- P. 9239 E. Medina – Paint – Approved
- Q. 9814 E. Meseto – Patio cover - Approved
- R. 2702 E. Keene– Shed (6x6x7½ with 5ft. setback) - Approved
- S. 9920 E. Keats – Paint – Approved

VII. Old Business

A. Acknowledgement of Action outside of meeting, if any.

None

VIII. New Business

A. New Rate Analysis

Kamin Havens advised the Board that FirstService Financial has done another rate analysis using a different bank for the operating savings to stay under the \$250,000 FDIC and get better rates. If this is approved, it will increase the income \$1,450 a year.

Augusta Ranch Community Master Association Balances as of 1/31/2022						
Category	Account Type	Bank	Balances	Interest Rate	Maturity Date	Net Annual Interest
Operating	Checking	US Bank	\$325,927	0.00%	n/a	\$0
Operating	MM	US Bank	\$113,375	0.01%	n/a	\$11
Reserve	CD	CIT Bank	\$245,668	0.65%	07/19/23	\$1,597
Reserve	MM	Pacific Western	\$246,004	0.50%	n/a	\$1,230
Total			\$957,975	0.30%		\$2,838

Augusta Ranch Community Master Association FirstService Financial Recommendation						
Category	Account Type	Bank	Balances	Interest Rate	Maturity Date	Net Annual Interest
Operating	Checking	US Bank	\$222,927	0.00%	n/a	\$0
Operating New Account	MM	Enterprise B&T	\$243,375	0.50%	n/a	\$1,217
Reserve	CD	CIT Bank	\$245,668	0.65%	07/19/23	\$1,597
Reserve	MM	Pacific Western	\$126,004	0.50%	n/a	\$630
Reserve New Account	CD	Morgan Stanley	\$60,000	0.80%	12 months	\$480
Reserve New Account	CD	Morgan Stanley	\$60,000	0.60%	9 months	\$360
Total.			\$957,975.	0.45%.		\$4,284

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Transfer Summary					
Transfer #	Amount	From Account	From Account Comment	To Account	To Account Comment
1	\$130,000.00	Oper US Bank	CK	Oper Enterprise B&T	New MM
2	\$113,374.75	Oper US Bank	MM – Close Account	Oper Enterprise B&T	New MM
3	\$120,000.00	Reserve Pacific Western	MM – do not close account	Reserve Morgan Stanley	New Acct – 9-12 mo. CD's
NOTE: Reserve contributions should be directed to the Pacific Western Bank MM					

A **Motion** was made by LeeAnn Bohman to accept the transfer, seconded by Jan Wallace. **Motion passed 5-0.**

IX. Scheduling of Next Board Meeting

The next Board of Director meeting is scheduled for April 18, 2022.

X. Adjournment

With no further business before the Board, Vice President Greg Pifer adjourned the Open Session meeting at 7:36 P.M.

Respectfully Submitted,
Beth Ann Schuster-Moore
Minute Taker