

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

**Board of Directors
General Session Meeting Minutes
May 17, 2021
Scratch Pub & Grill
2401 S. Lansing, Mesa, AZ 85209**

Present:

Board Members:

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

Board Members Absent:

Kelly Hill
Steve Critchfield, Director

FirstService Residential Representatives:

Kamin Havens, Community Manager

1 - Homeowners were Present

I. Call to Order

President Jeff Brown called the General Session of the meeting to order at 8:12 P.M.

II. May Agenda

The Board approved the May meeting agenda.

III. Minutes - Review And Approval Of April 19, 2021 Board Meeting

PROPOSED RESOLUTION: Dave Kovach moved to approve the minutes from the April 19, 2021 Board meeting as presented, seconded by Beth Patton. **Motion passed 8 - 0**

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IV. Homeowner Forum

- A Homeowner questioned why the oleanders were trimmed, is this the normal time of year to trim?
The Board advised they were trimmed early; however, many homeowners were calling complaining that they were overgrowing the sidewalks.

V. Financials - Treasurer LeeAnn Bohman reviewed the Financials.

Hoa Financials:

Income: Under budget \$11,000 for assessment income for April, Under budget \$900 for working capital, Over budget \$5,300 for violation fines, Over budget \$575 for reimbursing expense in April, Under budget \$30,000 as a 2nd transfer was made in error.

* YTD under budget \$91,500 in Income Negative (\$90K surplus from 2020 was transferred to the reserve account) Actually deficit \$1,500

Expenses: Over budget \$200 for legal in April- Working on Tews account, Under budget \$7,500 for Social Event expense. Just started doing events again, Under budget YTD \$4600- Positive

Utilities: Water under budget \$800 for April
Utilities under budget \$15,500 - Positive

Landscaping: Irrigation repairs under budget \$600, Shrubs/Flowers under budget \$900 as the flowers for the monument will be on May financials, Fertilizer over budget \$3,850 for April - Some of the services were budgeted for March. Tree Trimming under budget for \$21,000 for tree removal/trimming this will change as they will be out here the next 4 Fridays trimming Chinese Elm, Landscape dump fees over budget \$1,500 and this shows the February 25% reimbursement

Patrol Service: Security gas over budget \$1,400 as we paid 2 billing cycles. Security under budget \$200 YTD Positive

Common Area: Under budget \$2,400 YTD in common area maintenance - Positive

Total Expenses: Under budget YTD \$62,000- Positive

Surplus/(Deficit) Before Reserves: YTD under run \$30,000

Reserve Contributions: YTD over-run is \$7800 (\$90K transferred surplus from 2020 budget)
No expenditures in January, No expenditures in February \$4,000 for HOA wall paint - March \$7,000 for the rebuild of monument and granite for the community - April.

Total Surplus (Deficit): YTD over-run is \$135,000

Golf Courses Financials:

Income: Over budget \$425 Insurance, Reimbursement - Premium Increased Over Budget \$30,000 as a 2nd transfer was accidentally transferred. You will see the transfer reversed in May.

* YTD -Over budget \$1,100 (minus the \$30,000)- Positive

Expenses: Over budget \$6,400 in insurance as we had a one-time audit for increase in revenues.

* YTD under budget \$8,700- Positive

Total Expenses: Under budget - \$8,700 Positive

Surplus/(Deficit) Before Reserves Reserve Contributions:

Over Budget - \$10,000 (minus the \$30,000)

Reserve contributions over run of \$9,100

January \$2,175 Section 4 painted February - NO expenditures
March - \$190 Barn Door Tracks, \$1,061 Deposit for dumpster gate, \$3,000 for ProShop roof, \$10,342 Pump Repair, April - No expenditures

Total Surplus (Deficit): Under-Run of \$7,600

Proposed Resolution: Jan Wallace acknowledged that the Board has fulfilled its duty to review the financial statements for the HOA and Golf Course for the periods ending April 1, 2021, and April 30, 2021, 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 Barry Matlack. **Motion passed 8 - 0.**

VI. Reports

A. Manager's Report: Kamin Havens reviewed the Manager's Report for the periods ending April 1, 2021, and April 30, 2021.

Administrative Update - FSRConnect Report:

124 Total calls for April

13 New homeowners in the community for April

10 Architectural requests received for the May meeting

150 Violations were sent out in April

B. Committee Reports:

1. Security Committee (Jeff) - Monthly Security Report

Jeff Brown reported the staff is doing a great job, some vacation requests are coming through on the security report, reports of pool draining, and backwashing.

2. Golf Committee (Barry) - No new updates

Barry reported that the Financials look good, communication is key.

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

Greg Pifer reported on Upcoming Events:

May 18 - Bingo

May 22 - Movie night

May 24 - Committee meeting

May 25 - Trivia and Prizes

May 27 - Ice Cream Truck

May 28 - Band

May 29 - Johnny Anonymous Band

Every Thursday - Burger Night

- Working on the October feast.
- Working on a new website for events including vendor communication.
- Reminder to homeowners to review the calendar (website, Facebook, and newsletter) it is filling up
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for the remainder of the year with fun events and activities.

4. Website (Dave Kovach)

There was a huge spike last month around April 10 and April 20. There were 700 visitors in 2020; however, there were 2,700 this past April, a 300% increase. There were twelve new users.

5. Landscape Committee (Dave Kovach)

The water numbers have gone up, there was one water meter that bumped up a lot - from 140K gallons to 308K gallons, and 96th Street from 105k gallons to 536k gallons. This increase is being researched.

There was expensive vandalism this past month to the clocks and bending pools resulting in thousands of dollars of damage. Security is watching for them, and the Board discussed ways to increase the security around the meters.

6. Newsletter Committee (Jan)

Jan requested newsletter ideas to be sent to her.

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

- a. 9505 E. Naranja - Paint
- b. 9916 E. Median - Paint - (denied)
- c. 9261 E. Madero - Paint
- d. 9404 E. Kiva - Windows final
- e. 9404 E. Kiva - Windows color
- f. 9404 E. Kiva - Windows
- g. 9504 E. Meseto - Paint (denied)
- h. 9504 E. Meseto - Paint
- i. 9664 E. Jobo - Paint
- j. 9703 E. Natal - Paint
- k. 9807 E. Kiva - Paint
- l. 9950 E. Lobo - solar
- m. 2235 S. Vincent - paint

VII. Old Business

None

VIII. New Business

None

IX. Scheduling Of Next Board Meeting

The next Board of Directors meeting will June 21, 2021.

X. Adjournment

With no further business before the Board, President Jeff Brown adjourned the meeting at 8:40 P.M.

Respectfully Submitted,
Beth Ann Moore (TE: 12032601.0518)
Acting Recording Secretary