

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

**Board of Directors
Open Session Meeting Minutes**

May 16, 2022 @ 8:00 P.M.

**Scratch Pub and Grill
2401 S. Lansing
Mesa, AZ 85209**

Present:

Board Members:

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

Board Members Absent:

Barry Matlack, Secretary
Beth Patton, 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 8:00 P.M.

II. May Agenda

The Board approved the May meeting agenda.

III. Minutes - Review and Approval of April 18, 2022, Board Meeting

A **Motion** was made by Brad Whitehouse to approve the minutes from the April 18, 2022, Board meeting as presented, seconded by Jan Wallace.

Motion passed 7-0.

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IV. Homeowner Forum

No questions, comments or suggestions from the homeowner present.

V. Financials

The Financials were reviewed to acknowledge the Board fulfilled their duty to review the financial statement for periods ending April 1, 2022, and April 30, 2022, including the reconciliation of the operating and reserve accounts, the actual revenues and expenses for the operating and reserve accounts compared to this year's budget.

HOA Financials:

Income:

- Over budget \$13,300 in April Assessments
- Under budget \$1,500 for working capital in April
- Over budget \$2,363 for violation fines in April
- Under budget \$2,000 for reimburse expense in April

*YTD Under Budget \$13,300 - Positive

Expenses

Administrative Expenses:

- Under budget \$550 for Management Salary
- Over budget \$3,100 Rebill Expense
- Under budget \$225 for legal expense
- Under budget in EPP \$1,000 - Starting January 2022 (ACC Filing Fee, EPP, Bank Charges, Printing and Billing Statements) combining these items under Administration). New budget submitted
- Over budget \$4,000 printing/postage
- Under budget \$2,500 billing statements
- Over budget \$4,100 in social expense – Casino night, beverages for events, items for golf tournament, deposit for hypnotist etc...
- Over budget in violation letters
- Over budget in misc expense – reimbursed Jeff for Christmas gift card

*YTD Over Budget \$7,300- Negative

Utilities:

- Water under budget \$7,650 for April

*YTD Under Budget \$25,500 - Positive

Landscaping:

- Under budget \$1,050 in landscape contract
- Under budget \$650 in irrigation repairs in April
- Over budget \$1,500 in backflow as it was budgeted in a different month
- Under budget \$900 in flowers as it was paid in another month
- Over budget \$5,700 in fertilizer for April

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- Under budget \$2,900 in tree trimming
 - Under budget \$1,300 in landscape dump fees
- *YTD Under Budget \$25,900 - Positive

Patrol Service:

- Security gas over budget \$1,500 for April
 - Over budget \$250 security – Raises for employees
 - Over budget \$300 in Vehicle Maintenance
- * YTD Over budget \$3,200 - Negative

Common Area:

* YTD Under Budget \$1,700 YTD in common area maintenance – Positive

Total Expenses: Under Budget YTD \$42,600 - Positive

Surplus/(Deficit) Before Reserves: YTD over run \$55,900

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
- March - \$10,000 Tree Replacement, \$1,014 Granite
- April - Wall painting \$4,635, Tot Lot Repairs \$11,434

Total Surplus (Deficit) - YTD under-run is \$41,000

Golf Courses Financials:

Income:

- Over budget \$1,000 in Golf Course lease (March and April lease)
 - Over budget \$3,000 in insurance reimbursement (March and April payment)
- *YTD - Over Budget \$3,000

Expenses:

Administrative Expenses:

Over budget \$14,500 for property taxes - Budgeted in a different month

* YTD Over Budget \$10,900

Total Expenses:

*Over Budget - \$10,900

Surplus/(Deficit) Before Reserves Reserve Contributions:

- Deficit - \$8,000 Negative

Reserve Contributions:

- Reserve contributions over run of \$15,300 (CIF Fund)

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- January - \$6,698 last 50% installation door payment
- February- No Expenses
- March - \$17,659 - 12 Heaters/Patio, \$1,739 AC duct in restaurant
- April – install clean outs in kitchen

Total Surplus (Deficit)

- Under-Run of \$13,625

A **Motion** was made by Dave Kovach to acknowledge that the Board has fulfilled its duty to review the financials April 1, 2022, and April 30, 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 Greg Pifer. **Motion passed 7-0.**

VI. Reports

A. Manager’s Report: Kamin Havens reviewed the Manager’s Report for the periods ending April 1, 2022, and April 30, 2022. A copy of the report is included in the Board packets.

Administrative Update – FSRConnect Report

- 102 Total calls for April
- 13 New homeowners in the community for April
- 15 Architectural requests received for May’s meeting
- 185 Violations were sent out in April

B. Committee Reports

1. Security Committee (Jeff) – Monthly Security Report

Jeff Brown provided the update of incidents that have occurred. The two new security patrol employees are fitting in very well.

2. Golf Committee (Barry) – Amendment to Lease & Toptracer Update

Jeff Brown provided the update. The Committee will be meeting with Don and Curt to discuss the lease and contract term updates.

3. Events Committee (Greg) – Update

Greg shared the upcoming events and activities that are planned. The upcoming events are posted on the website, Facebook, and newsletters. The Committee has purchased a generator.

4. Website – (Kelly) Update

Kelly is continuing the updates to the websites, newsletters, and Facebook. Featured events are updated weekly. The calendar has links directly to each event.

Articles that will be featured in the newsletter include info on Bees, the rules regarding pool backwashing, summer / water / pool and vacation safety. Magnets with the security team information can be obtained from the security team members. Kelly welcomes and encourages any ideas for the website, newsletters and Facebook.

5. Landscape Committee (Dave) – Update

- The water numbers are not available as several meters are not current.
- The plants/flowers planting is complete.
- Grass is transitioning with water cycle increasing. The rye is turning yellow and dying off, Bermuda will be showing soon.

6. Newsletter Committee (Kelly/Jan) Any ideas for June

- Ideas and suggestions are welcomed.

7. Architectural Committee (Beth/Brad) – May applications

Applications are being reviewed, approved or requests sent for additional information. Brad thanked Oscar Martinez for his help on the Committee.

- ❖ **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.

May Architectural Report

- A. 9627 E. Naranja – solar
- B. 2713 S. Joplin – Shed
- C. 2713 S. Joplin – Windows
- D. 9927 E. Laguna Azul – Basketball
- E. 2543 S. Drexel – Windows
- F. 2610 S. Keene- Paint
- G. 9423 E. Natal – Paint
- H. 9524 E. Lompoc – Driveway
- I. 9646 E. Nido – Paint
- J. 9736 E. Navarro – Shed
- K. 9738 E. Lobo – Driveway
- L. 9828 E. Keats – Paint
- M. Review – 9907 E. Monte - Shed
- N. Review - 9554 E. Lompoc – Driveway
- O. Review – 9262 E. Milagro – Greenhouse & Gazebo

VII. Old Business

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

None

VIII. New Business

A. Approval for Stone Veneer

Dave Kovach was instrumental in facilitating the project to replace missing stone veneer in the stone columns throughout the community. A resident of Augusta Ranch manufactures stone and has given a great price. The stone will be purchased using the budgeted amount and reserve amount from PV Stone and stored in the maintenance yard. The price of the stone is custom flats @\$5.35.

B. Shred-A-Thon Quote

Kamin Havens provided information for ProShred Arizona priced at \$350 per truck/per hour with a minimum of two hours.

The Board unanimously agreed to not host a Shred-a-Thon.

IX. Scheduling of Next Board Meeting

The next Board of Directors meeting is scheduled for June 20, 2022.

X. Adjournment

With no further business before the Board, President Jeff Brown adjourned the Open Session meeting at 8:39 P.M.

Respectfully Submitted,
Beth Ann Schuster-Moore
Minute Taker