

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

**Board of Directors  
General Session Meeting Minutes  
October 19, 2020  
Scratch Pub & Grill**

**Board Members Present:**

Lisa Quedens, President  
Jeff Brown, Vice President  
LeeAnn Bohman, Treasurer  
Barry Matlack, Secretary  
Beth Patton, Director (By Phone)  
Greg Pifer, Director  
Jan Wallace, Director  
Brad Whitehouse, Director

**Board Members Absent:**

David Kovach, Director

**FirstService Residential Representative:**

Kamin Havens, Community Manager

**3 Homeowners attended via Zoom**

**I. CALL TO ORDER**

President Quedens called the General Session to order at 6:34 p.m.

**II. REVIEW AND APPROVAL OF SEPTEMBER MEETING MINUTES**

**MOTION:** Beth Patton moved to approve the September 21, 2020 meeting minutes as presented, seconded by LeeAnn Bohman. Motion passed 7-0, with Brad Whitehouse absent as he arrived late.

**III. REVIEW OF SEPTEMBER HOA FINANCIAL STATEMENT**

Treasurer LeeAnn Bohman reported on the September HOA Financials.

**Income:** In September we were \$7,000 under budget in Assessment Income, \$3900 over budget in Working Capital, over budget \$2330 in Violation Fines, under budget \$500 for Reimburse Expense, and over budget for Special Assessment as a homeowner paid for the painting. YTD Income was over budget \$30,700.

**Administrative Expenses:** We were over budget \$2100 in Management Fees as the August and September invoices were paid, under budget \$3800 in

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from October 19, 2020

Management Salaries as only one billing cycle was paid, \$2,000 under budget for Legal, \$1200 over budget for P-card expenses (Association Visa). Kamin Havens noted that item is usually posted under the correct category. YTD we are under budget \$44,000 (positive) in Administrative Expenses.

**Utilities:** Water was over budget \$4,600 for September. The Phone was under budget \$200 YTD as we have not received the invoice. Utilities YTD were \$11,000 under budget (positive).

**Landscaping:** Irrigation repairs were under budget \$700. Tree Trimming/Removal was under budget \$833 for September, but \$1700 over for the annual budget and we still have \$10,000 in tree expenses we will see in October. Dump Fees were under budget \$175, Fertilizer was over budget \$10,000 for the fungus treatment. Landscaping was over budget \$25,000 YTD (negative).

**Security:** Security Gas was over budget \$1300 as there were 2 invoices in September. Cell Phone was over budget \$450 for the new cell phone. YTD Security was over budget \$570.

**Common Area:** Almost everything was under budget. YTD we are \$2900 under budget in Common Area expenses.

**TOTALS:** For Total Expenses, we had budgeted to spend \$831,000 and we actually spent \$798,000 for a savings of \$32,000. For Expenses versus Income, we had planned to have \$7500 and we actually have \$70,000 for a difference of almost \$63,000 to the positive. For Reserve income, we had planned to have \$78,000 in Reserves and we have \$82,000 which is a \$4600 surplus. The only Expense paid out of the Reserves for September was the Baldwin handrails. The Treasurer's report shows the Delinquent Accounts for September at \$221,000 compared to last month at \$236,000 for a difference of \$14,000.

**MOTION:** Jan Wallace moved to accept the September HOA Financial Statement as presented, seconded by Jeff Brown. Motion passed 7-0.

#### **IV. REVIEW OF SEPTEMBER GOLF FINANCIAL STATEMENT**

LeeAnn Bohman reviewed the September Golf Financials.

**Income:** The Golf Course Lease was under budget as both August and September will be on the October financials. Insurance Reimbursement was under budget for the same reason. YTD Income is under budget \$3250 (negative) as Don paid the insurance invoice and we reimbursed him.

**Administrative Expenses:** We were under budget YTD \$20,370 in Administrative Expenses (positive). The taxes and audit will be in the October Financials.

**Totals:** For Expenses versus Income, we planned to have overspent by

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from October 19, 2020

\$9,000 and we actually have \$91,000 for a variance of \$101,000 which includes the principal. Without the principal, there is a \$17,000 difference. For Reserve Contributions, we planned to have \$56,924 and we actually have \$59,878 in Reserves for a difference of \$2900. The Annual budget was listed as \$76,000 and there were no Reserve Expenses for September. In total, we planned to have \$56,900 and we actually have \$45,000, so we are under by \$11,355.

**MOTION:** Jan Wallace moved to accept the September Golf Financial Statement as presented, seconded by Jeff Brown. Motion passed 7-0.

#### **V. HOMEOWNER FORUM**

Three homeowners were in attendance via Zoom: Barbara, Andrea and Wendy. Andrea was new to the community and asked where to access the newsletter. Kamin asked for her email address so she could send it to her. Barbara Ezyk spoke about people walking on the golf cart path which may present a liability issue. She asked that a reminder be included in the next newsletter to advise that the path is just for golf carts.

#### **VI. GOLF COURSE REPORT**

**A. Financial Update** - President Lisa Quedens met with Don Rea last Monday to review the financials. Everything is still looking strong. They discussed the unknowns of the winter visitors from Canada and the Midwest as well as spring training. We will have to wait and see. On a good note, our golf numbers are strong right now and the weather is getting nicer.

We will be looking for options to be able to hold On Course in a safe way. The challenge is the number of people and the current restrictions. Kamin will research what other communities are doing as far as Holiday events and possibly combining that with On Course.

The Board discussed that the Canadian border is closed to incoming visitors, although Canadians can fly out of the country. COVID insurance is expensive on top of travel insurance. Some of the other snowbirds are starting to come back.

***Brad Whitehouse joined the meeting.***

#### **VII. MANAGER'S REPORT**

Administrative Update - FSRConnect Reports:  
132 Total calls for September.  
16 New homeowners in the community in August.  
13 Architectural requests received for the October meeting.  
74 Violations were sent out in September.

The landscape requirements were posted in the October newsletter and more violations will start going out in October for dead shrubs and plants. We will hold off on violations for trees as 111 homeowners have signed up for tree trimming and removal services.

**A. 2021 Budget** - Kamin Havens advised that the only change to the Budget since last month was in Landscaping. Other landscape companies were poaching Proqual employees with higher pay. To retain the crew we have, it was decided to go down to 4 crew members instead of 5 and pay the same amount. We usually add a certain amount for raises in July, although one crew member left so we did not need to add that. We added \$3,500 to the Annual Landscape Budget for additional labor that may be needed with certain projects such as overseeding, planting or repairs. The \$3500 came out of the extra funds in Legal. We will be checking to make sure we consistently have a full crew and that the work is getting done. Kamin can review the exact numbers regarding those employees in Executive Session.

The Board discussed the unusual turnover in employees and the demand for labor. Last month, the Board agreed to add Overseeding to the Budget, although that may change if there are additional expenses for trees being affected by disease or pests.

**Assessment Increase Letter** - The Association Dues will need to be raised 3.8% to \$208 quarterly for the Master Association and \$104 quarterly for the sub-associations. The assessment letter that will go out in early November to homeowners will include a list of expenses that have increased and once the budget is approved, it will be available to homeowners on the website.

Kamin reviewed assessments from neighboring communities in 2020 for comparison:

- Sierra Ranch - \$135 Quarterly
- Villages of Eastridge - \$222 Quarterly
- Santa Rita Ranch - \$59 Monthly
- Mesquite Canyon - \$156.25 Quarterly
- Mulberry - \$393 Quarterly
- Crismon Creek - \$135 Quarterly
- Eastmark - \$56 monthly plus a supplemental

Augusta Ranch is comparable in terms of assessments plus we have a Golf Course, restaurant and Security, which many other communities do not.

**MOTION:** Jan Wallace moved to approve the HOA and Golf Course Budgets; seconded by Jeff Brown. Motion passed 8-0.

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from October 19, 2020

**B. Events:** Board members noted that a lot of people miss the Annual Picnic and Oktoberfest, although the restrictions are still in place that gatherings cannot exceed 50 people. A recent event in Scottsdale was shut down by the city as they had 10,000 people.

The Community Yard Sale will be held November 7. Notice went out to the community to register. Sunshine Acres will have two trucks in the Golf Course parking lot for donations.

A date for the United Food Bank has not been scheduled. It was suggested to hold it the same weekend as On Course to boost participation.

**C. November Meeting Location** - The Board agreed to hold the meeting at the Scratch Pub and Grill patio.

#### **VIII. LANDSCAPE/IRRIGATION**

**A. Landscape Report** - Kamin Havens reported on two additional treatments that were needed for fungus and boring insects in the trees that were not planned in the budget. The Water Report was provided in the packet.

The Board discussed the number of trees that have been affected in the neighborhood as well as other communities. Barry Matlack described issues with his Queen Palms that died and had to be removed. He suggested including the Queen Palm problems in the newsletter along with any treatment that has been deemed effective. Kamin will check with Arizona Pest & Weed.

#### **B. Ratify Tree Treatment:**

**MOTION:** Brad Whitehouse moved to approve the tree treatment by Arizona Termite, Pest & Weed in the amount of \$73,125.00; seconded by Jan Wallace. Motion passed 8-0.

#### **IX. WEBSITE REPORT**

Kamin Havens reported there were 10 new users in September. The Board is at number 14 in popular pages. The WebStats were sent out to the Board via email.

#### **X. SECURITY**

**A. Security Report** - Jeff Brown stated there is not much going on. We don't know what to expect for Halloween this year, although we can assume there will be trick or treaters in the neighborhood. Kamin advised that the HOA does not get involved with Halloween. It is up

to homeowners whether to trick or treat or hand out candy.

**B. October Security Report** - Provided in the Board packet.

**XI. ARCHITECTURAL REQUESTS**

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

- A. 2357 S. Compton - Security Door
- B. 2564 S. Keene - Paint
- C. 9407 E. Kilarea - Driveway Expansion
- D. 9510 E. Meseto - Pergola and Patio Cover
- E. 9554 E. Monte - Windows
- F. 9624 E. Monterey - Landscape
- G. 9630 E. Keats - Shed
- H. 2312 S. Sorrelle - Solar
- I. 2710 S. Vincent - Gate, Wall, Landscape
- J. 9730 E. Knowles - Walkway
- K. 9913 E. Keats - Driveway Expansion
- L. 9542 E. Keats - Paint

New Requests:

**9845 E. Natal** - Paint, Scheme 19

**2433 S. Alicia** - Front yard landscape design with artificial turf. All requirements are met. This property backs up to Basha's and there were issues with their Sissoo tree roots damaging the homeowner's back wall and littering the yard. The homeowner had Basha's take care of those issues first.

**MOTION:** Jeff Brown moved to approve the Architectural Requests as listed; seconded by LeeAnn Bohman. Motion passed 8-0.

**XII. NEXT MEETING DATE**

The next Board meeting will be held on November 16, 2020, at Scratch Pub and Grill.

**XIII. ADJOURNMENT OF OPEN SESSION**

President Quedens adjourned the meeting at 7:15 p.m.

Respectfully Submitted,

Dana Desing (TE: 10482507)  
Acting Recording Secretary