

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

**Board of Directors  
Open Session Meeting Minutes  
October 18, 2021  
Mesa Police Substation  
2430 S. Ellsworth, Mesa, AZ 85209**

**Present:**

**Board Members:**

Jeff Brown, President  
Greg Pifer, Vice-President  
LeeAnn Bohman, Treasurer  
Barry Matlack, Secretary  
Beth Patton, Director  
Kelly Hill, Director  
David Kovach, Director  
Brad Whitehouse, Director  
Jan Wallace, 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 6:30 P.M.

**II. September Agenda**

The Board approved the September's meeting agenda.

**III. Minutes - Review And Approval Of September 20, 2021 Board Meeting**

A **Motion** was made by Dave Kovach, to approve the minutes from the September 20, 2021 Board meeting as presented, seconded by Greg Pifer. **Motion passed 9 - 0**

**IV. Homeowner Forum**

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V. **Financials** - LeeAnn Bohman reviewed the Financials.

**HOA Financials:**

**Income:** Over budget \$14,500 for assessment income for September. Over budget \$300 for working capital in September. Over budget \$2,700 for violation fines in September.

Under budget \$500 for reimburse expense in September.  
Under budget \$31,000 for Golf Course Transfer - There were (2) transfers in September, no transfers in October  
\* YTD under budget \$71,000 in Income - Negative (Actually \$20,000 surplus without transfer) (\$90K surplus from 2020 was transferred to the reserve account)

**Expenses**

**Administrative Expenses:** Under budget \$450 for legal.

\* Over budget \$2700 for Management Salary as we paid 3 billing cycles

\* Under budget \$350 for legal.

\* Under budget \$994 for Electronic Payment Platform - was not billed in September

\* \$11,500 for Audit - Still need to get 50% transferred to golf course budget

\* Over budget \$360 for Social Event expense in September - Paid deposit for waterslide, Gift cards for volunteers, Steins for event

\* Over budget YTD \$1300- Negative

**Utilities:** \* Water over budget \$730 for September

\* Utilities over budget \$3500- Negative

**Landscaping:** \* Over Budget \$2500 in irrigation repairs - Paid for the clocks that were vandalized

\* Under budget \$1000 in fertilizer

\* Over budget \$1250 in Tree Trimming/Removal - Removal of 3 Pines

\* Over budget \$250 in Landscape dump fees in September

\* Landscape under budget \$10,100 YTD -Positive

**Patrol Service:** \* Security gas was over budget \$750 in September

\* Under budget \$18,000 for patrol service as September's invoice will be paid in October

\* Security under budget \$16,300 YTD -Positive

**Common Area:** \*Over budget \$1700 for common area expense in September - 210.50 to Greyhunter Landscape for light repairs and graffiti removal; \$27.06 to Amazon for common area trash bags; \$1,241.30 to HD Supply for pet waste bags; \$675.00 to Tot Lot Care for inspection/maintenance of 3 community playgrounds, raking & sifting of the volleyball courts, and pressure washing the ramadas; \$216.06 to Interstate All Battery for a 12V battery; \$435.00 paid to Arizona Mailbox Service for repairs and servicing to parcel lockers

\*Under budget \$3500 YTD in common area maintenance - Positive

**Total Expenses:** \* Under budget YTD \$25,000- Positive

**Surplus/(Deficit) Before Reserves: YTD under run \$45,760**

**Reserve Contributions:** YTD over-run is \$98,500 (\$90K transferred surplus from 2020 budget)  
No expenditures in January, No expenditures in February, \$4000 for HOA wall paint - March, \$7000 for rebuild of monument and granite for community - April, No expenditures for May, \$7620 for paint maintenance of HOA walls, mailboxes outer loop - June, \$5925 for Metal enclosure for truck and mailbox painting - July, \$3000 HOA wall paint - completed 2021, \$3150 Mailbox painting - September Expense, \$4287.83 9765 E. Natal- September Expense, \$4287.83 Vandalism on 9731 E. Kiowa - September Expense - On homeowner's account \$1628.25 2465 S. Joplin - September's expense

**Total Surplus (Surplus: YTD over-run is \$57,586**

**Golf Courses Financials:**

**Income:** \*Under budget in golf course lease and insurance reimbursement as the August invoice didn't get to corporate in September

\* Over budget \$\$30,000 as (2) transfers were done in September. A transfer will not be done in October

\* YTD -Over budget \$35,000 Positive

**Expenses:**

**Administrative Expenses** \*Under budget \$14,000 for property taxes. They were paid in October

\* Insurance comes directly out of account- It was taken out of account on September 10<sup>th</sup> just has not been categorized.

\* Under budget \$650 for interest expense.

\* YTD under budget \$35,600 - Positive

**Total Expenses:** Under budget - \$35,600 Positive

**Surplus/(Deficit ) Before Reserves Reserve Contributions:  
Over Budget - \$70,000**

Reserve contributions over run of \$22,800.

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 and \$10,342 Pump Repair, April - No expenditures, May - \$1,870 Monument Rebuild (Needs to be reclassified to HOA). June - No Reserve Expense, July - No Reserve Expense, August - \$5822 Deposit for restaurant doors, September - \$1061 Other half of dumpster gate, \$11,500 AC for restaurant.

**Total Surplus (Deficit): Under-Run - of \$12,500**

A **Motion** was made by Jan Wallace to acknowledge that the Board has fulfilled its duty to review the financial September 1, 2021 to September 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 Beth Patton. **Motion passed 9 - 0.**

**VI. Reports**

**A. Manager's Report:** Kamin Havens reviewed the Manager's Report for the periods ending September 1, 2021 - September 30, 2021.

**Administrative Update - FSRConnect Report:**

120 Total calls for September

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15 New homeowners in the community for September  
7 Architectural requests received for the October's  
meeting  
167 Violations were sent out in September

Kamin Havens reported the new fountain company, Pool Gurus who started October 1<sup>st</sup>. They service the fountain every Wednesday and send a report. Working on getting the black line cleaned off in the basin.

**B. Committee Reports:**

**1. Security Committee (Jeff) - Monthly Security Report**

Jeff Brown reported Halloween is coming up and we have already had a few houses egged. Also, a homeowner had a catalytic converter stolen from underneath his lifted truck. We have a former security guard starting on November 1<sup>st</sup>.

**2. Golf Committee (Barry)- Capital Improvements**

Barry Matlack reported that the golf course and restaurant are doing very well compared to the September 2020 financial numbers. Golf course bought a pond net to remove all scum... AKA Burrito Maker. Golf Course working on quotes for erosion on hole #10, heaters for patio and draining issue in kitchen.

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

Greg Pifer reported on comments from Oktoberfest and that November 13<sup>th</sup> will be AugustaPalooza.

Oktoberfest Comments

1. Vendor Comments: As a sole practitioner Massage Therapist, I had a great time being out with people in the fresh air, however, being placed next to a chiropractor providing free massage was tough to compete. I barely made the rent I paid for my space there. I hope the exposure and the many conversations I had will pay off in the long run! Thank you, Leah DeLong, LMT
2. Thanks for your help! Melynda Wolter
3. I would just like to thank you for having us. We greatly appreciate the opportunity to be in this event. The staff was amazing and helped me carry stuff to my spot. I would love to be in any future events. I have also included a

photo of my booth as I was not ready when they came by to take a picture. Thanks Gina santigati

4. Thank you for allowing us the opportunity to participate in your Oktoberfest event. It was well organized, family-friendly, and quite enjoyable. We appreciated the fact that it was open to the public and that the \$100 fee to participate was refundable--so essentially free for everyone--. Events such as this are important to smaller businesses and non-profit community groups such as ours. This wholesome family event was also a valuable service to not only your community, but to the larger surrounding community as well. We salute you. Legislative District 16 Republicans

Items to improve for 2022

1. Spaces 12X12 and 6ft Walkways
2. Move band closer to Scratch where everyone congregates
3. Put face painters near troughs with signs
4. Vendor Requirements - Must have weights or stakes for tent, list any accommodations they may have, and list the Farmer's Market rules for vendor tents.
5. Use cash or card for food
6. Give prizes for best costume
7. Have an Oktoberfest (German) Band

- ❖ Reminder to homeowners/residents to review the social media links for the calendar, events, newsletters and up to date news for Augusta Ranch HOA and the Golf Course at [www.augustaranchevents.org](http://www.augustaranchevents.org), [www.augustaranch.org](http://www.augustaranch.org) and Facebook.

#### **4. Website - (Kelly)**

Kelly Hill reported that she updated the websites, worked with Oktoberfest vendors to create pages for their businesses, designed several flyers and kept FaceBook up to date. Kelly mentioned that the Oktoberfest vendors will stay on the website for 1 year for residents to shop. Also, FaceBook followers have increased. The Boo Wreath event got 1500 hits.

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Constant Contact gives analytic results for the newsletter hotspots. These are the most clicked flyers on newsletter. Jan and Kelly will be doing an article on coyotes and how to keep you cats safe.

**5. Landscape Committee (Dave)**

The Water numbers were shared. A couple of the meters indicated zero. Was not sure why. Will keep an eye on meters for next month.

Dan laying seed this week. Landscape supervisor is having to watch crew as they are new.

Landscape had a meeting to go through items in community. Will meet again in December to put a plan together for the enhancements in 2022.

**6. Newsletter Committee (Jan) Any ideas for September?**

Jan and Kelly discussed newsletter in website report.

**7. Architectural Committee (Brad/Beth) - Architectural 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.**

Beth reported that there is a new member on the architectural committee, Oscar Martinez.

- A. 9549 E. Nido - Paint- Approved
- B. 9912 E. Monterey - Gutters- Approved
- C. 9419 E. Mendoza - Sliding Door- Approved
- D. 9538 E. Los Lagos Vista - Landscape- Approved
- E. 9637 E. Keats - Driveway- Approved with Stipulations: Must have 45 degree angle
- F. 9843 E. Lindner - Paint- Approved
- G. 9244 E. Madero - Paint- Approved
- H. 9503 E. Los Lagos Vista - Generator- Approved
- I. 2016 S. Warren - Driveway (Pavers)- Approved with Stipulation: Must have 45 degree angle
- J. 2221 S. Sorrelle - Basketball Hoop- Approved
- K. Review - 9750 E. Kiva - Not Approved Paint Color (Denied)

A **Motion** was made by Dave Kovach to approve the following applications that were reported, seconded by Jan Wallace. Motion passed 9-0.

**VII. Old Business**

**NONE**

**VIII. New Business**

**Budget**

The Board and Kamin reviewed the Budget narrative that was included in the Board packets.

A **Motion** was made by Dave Kovach to approve the HOA Budget, Seconded by Beth Patton. **Motion Passed 9-0**

Greg Pifer had a question on the Golf Transfer in the Golf Course 2022 Budget. Kamin will review the golf course budget on Tuesday, October 19<sup>th</sup>. She will send back to board if any discrepancies.

**Color for Doors on Restaurant** – Board discussed multiple colors for the restaurant doors. A **Motion** was made by Barry Matlack to paint the exterior doors dark green, bathroom doors dark green, ProShop doors dark green and the interior doors of restaurant gray, seconded by Jan Wallace. Dave Kovach abstained from voting. **Motion passed 8-0**

**Advertising for Food Trucks/AR Resident Businesses**

Board discussed different situations in the past with AR resident businesses. The HOA has always chosen to not advertise unless working an HOA event. LeeAnn Bohman made a **Motion** to not advertise for any AR businesses unless for an HOA event, seconded by Greg Pifer.

**IX. Scheduling Of Next Board Meeting**

The next Board of Directors meeting will be November 15, 2021.

**X. Adjournment**

With no further business before the Board, Vice-President Greg Pifer adjourned the meeting at 8:17 P.M.



Respectfully Submitted,  
Kamin Havens, Community Manager  
Acting Recording Secretary