

Augusta Ranch Homeowners Association
c/o FirstService Residential

Board of Directors
Open Session Meeting Minutes
September 20, 2021
Mesa Police Substation
2430 S. Ellsworth, Mesa, AZ 85209

Present:

Board Members:

Jeff Brown, President (via conference 6:35 PM))
Greg Pifer, Vice-President
LeeAnn Bohman, Treasurer
David Kovach, Director
Brad Whitehouse, Director
Jan Wallace, Director

Board Members Absent:

Barry Matlack, Secretary
Beth Patton, Director
Kelly Hill

FirstService Residential Representatives:

Kamin Havens, Community Manager

1 - Homeowners were Present

I. Call to Order

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

II. August Agenda

The Board approved the August meeting agenda.

III. Minutes - Review And Approval Of August 16, 2021 Board Meeting

A **Motion** was made by LeeAnn Bohman, to approve the minutes from the August 16, 2021 Board meeting as presented, seconded by Jan Wallace. **Motion passed 5 - 0** (Jeff was not yet connected to participate in the vote.)

Augusta Ranch Homeowners Association
Board of Directors Open Session
Meeting Minutes from August 16, 2021

IV. Homeowner Forum

A Homeowner addressed the Board regarding a personal situation that will be addressed in Executive Session.

V. Financials - LeeAnn Bohman reviewed the Financials.

HOA Financials:

Income: Under budget \$6,500 for assessment income for August. Over budget \$300 for working capital in August. Under budget \$1,250 for violation fines in August. Under budget \$900 for reimburse expense in August. Over budget \$11,200 for General Reserve Transfer - There were (2) transfers in August since we were closing out accounts in July.

* YTD under budget \$62,000 in Income - Negative (Actually \$30,000 surplus without transfer) (\$90K surplus from 2020 was transferred to the reserve account)

Expenses

Administrative Expenses: Under budget \$450 for legal. Under budget \$4,000 for Rebill Expense - Have not been billed yet.

Over budget \$11,500 for Audit - budgeted for last month and 50% will be moved to golf course expense in September financials.

Over budget \$800 for Social Event expense in August.

* Over budget YTD \$550- Negative

Utilities: Water over budget \$5,000 for August

* Utilities over budget \$2,800 - Negative

Landscaping: Over budget \$250 in fertilizer. Under budget \$800 in Tree Trimming/Removal. Over budget \$1,300 in Landscape dump fees in August. Under budget \$2,900 in Pre/Post Emergent

* YTD Landscape under budget \$13,500 - Positive

Patrol Service: Security gas was over budget \$500 in August Over budget \$1,000 in vehicle maintenance - oil change and fluid service

* YTD Security over budget \$985 YTD - Negative

Common Area: *Under budget in fountain repairs as August and September invoice will be paid in September

* YTD Common Area under budget \$4,800 - Positive

Total Expenses: Under budget YTD \$14,000 - Positive

Surplus/(Deficit) Before Reserves: YTD under run \$47,630

Reserve Contributions: YTD over-run is \$98,000 (\$90K transferred surplus from 2020 budget)
No expenditures in January, No expenditures in February, \$4,000 for HOA wall paint - March, \$7,000 for rebuild of monument and granite for community - April, No expenditures for May, \$7,620 for paint maintenance of HOA walls, mailboxes outer loop - June, \$5,925 for Metal enclosure for truck and mailbox painting - July, \$3,000 HOA wall paint - completed 2021

Total Surplus (Deficit: YTD over-run is \$70,500.

Golf Courses Financials:

Income: *Over budget \$1,700 Insurance Reimbursement -July and August invoice included. Over budget \$1,000 for golf course lease for August - July and August invoice included. Under budget \$7,500 as (2) transfers were done in August as we were closing out accounts in July.

* YTD -Over budget \$6,500 - Positive

Expenses:

Administrative Expenses: Under budget \$550 for interest expense.

* YTD under budget \$18,000 - Positive

Total Expenses: Under budget - \$18,000 Positive

**Surplus/(Deficit) Before Reserves Reserve Contributions:
Over Budget - \$24,500**

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 reclassified to HOA). June - No Reserve Expense, July - No Reserve Expense, August - \$5822 Deposit for restaurant doors.

Total Surplus (Deficit): Over-Run - of \$172

A **Motion** was made by Jan Wallace to acknowledge that the Board has fulfilled its duty to review the financial August 1, 2021 to August 31, 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 David Kovach.
Motion passed 6 - 0.

VI. Reports

A. Manager's Report: Kamin Havens reviewed the Manager's Report for the periods ending August 1, 2021 - August 31, 2021.

Administrative Update - FSRConnect Report:

104 Total calls for August
15 New homeowners in the community for July
16 Architectural requests received for the September meeting
351 Violations were sent out in August

B. Committee Reports:

1. Security Committee (Jeff) - Monthly Security Report
Nothing to report - all good.

2. Golf Committee (Barry)- Capital Improvements
On behalf of Barry, Kamin presented the update. The 2022 expenses were reviewed. There were items such as ball washers and water coolers that are no longer on the course. Items reviewed included bunkers and two items that will require quotes - the erosion on hole #10 and the kitchen grease traps.

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

Greg Pifer reported on upcoming events for September - December, Oktoberfest, Augusta Palooza, and the Scratch schedule.

The sign-up sheet for the Oktoberfest, planned for October 16th 2-6 P.M., was provided to the Board. Kamin will complete the shifts needed from the volunteer list.

- September 18, 7:00-10:00 PM - Remnants of Soul - Live Music
- September 21, 6:00-9:00 PM - Karaoke

Augusta Ranch Homeowners Association
Board of Directors Open Session
Meeting Minutes from August 16, 2021

- September 28, 6:00-8:00 PM - Trivia and Prizes
- September 29, 6:00-8:00 PM - Craft Night
- September 29, 6:00-8:00 PM - EggsQuisite Sweets
- October 16, 2:00-6:00 PM - Oktoberfest
- November 13, 11:30 AM - 6:30 PM - Augusta Palooza
- December 10, 6:00-9:00 PM - On Course for the Holiday

❖ 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, www.augustaranch.org and Facebook.

4. Website - (Kelly)

On behalf of Kelly, Kamin present the update: The banner for the September newsletter was added to the main website. The event site calendar was kept up-to-date. Individual pages were created for each event. Flyers were updated as they became available. Letters were sent out to each vendor that have paid to coordinate contents of the vendors website, etc. The list of vendors is kept current and updated, to date there are 23 paid vendors and 8 unpaid. Reminders were sent to the unpaid vendors.

Facebook - made, scheduled, and posted events including flyers as made available. Scratch postings were shared. Newsletter links were posted as available. The button to sign up for the newsletter was added. Everything new people like a post they are invited to become a follower, most did. Pinned the website information to the top of the page.

Events - designed several flyers for the upcoming events.

5. Landscape Committee (Dave)

The Water numbers were shared. The total for the year was the second lowest since 2012.

Overseed - the price of seed has increased. 65 bags will be ordered with 55 to be used and 10 will be kept for spot treatment. The bags were \$60, they are now \$120, total cost is now \$9,100.

Augusta Ranch Homeowners Association
Board of Directors Open Session
Meeting Minutes from August 16, 2021

Flowers will be purchased and planted.

Enhancement projects discussed:

Replace missing shrubs in the roundabouts, remove the concrete on Guadalupe (dumpster will be needed), Redo Madero to remove rosemary and replace with smaller flowering plants, add trees on Ellsworth, address the mesquites on Crismon (possibly replace with bougainvillea or birds of paradise).

Kamin welcomed any suggestions for landscape enhancements.

October - remove some of the green woody bushes on the loop, plant winter flowers in the monuments.

December - cutbacks of bird of paradise, oleanders over 5 foot in the parks, replace some granite, leaf cleanups

January - hard cut the roses, leaf cleanups

March - cut back lantanas

Dan advised the Board the water will be off to prepare for the overseeding.

6. Newsletter Committee (Jan) Any ideas for October?

Jan welcomes any ideas for the newsletters.

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.**

A. 9262 E. Milagro - Driveway- Approved w/stipulation (Must have 45 degree angle and extra concrete on L. side cannot go past garage edge)

B. 9511 E. Natal - Paint- Approved

C. 9924 E. Lindner - Paint- Approved

D. 2561 S. Warren - Paint (Denied)

E. 2561 S. Warren - Paint- Approved scheme 19

F. 2718 S. Faith - Landscape - Approved w/Stipulation - Must have landscape minimum requirements.

G. 2753 S. Sorrelle - Paint - Approved

H. 2741 S. Milburn - Paint- Approved

Augusta Ranch Homeowners Association
Board of Directors Open Session
Meeting Minutes from August 16, 2021

- I. 9239 E. Monterey - Driveway - Denied concrete in front yard, Driveway expansion needs 45 degree angle and the extra concrete on R. side of driveway can only go to edge of garage.
- J. 9423 E. Kilarea - Paint- Approved
- K. 9616 E. Nido -Artificial Turf - Approved
- L. 9662 E. Nido - Paint - Approved
- M. 9622 E. Keats - Paint - Approved
- N. 9732 E. Kiowa - Landscape- Approved w/Stipulation - Need to add 1 tree
- O. 9732 E. Kiowa - Driveway- Approved
- P. 9744 E. Kiowa- Paint - Approved
- Q. 9756 E. Lompac - Paint - Approved
- R. 9756 E. Lompac - Replace Garage Doors - Approved
- S. 9764 E. Monterey - Paint - Approved
- T. 2244 S. Duval - Turf exchange for grass - Approved
- U. 9806 E. Keats - - Approved

A **Motion** was made by Dave Kovach and seconded by LeeAnn Bohman. **Motion passed 6-0**

VII. Old Business

NONE

VIII. New Business

A. Butler and Hansen - audit

A **Motion** was made by David Kovach to accept the, seconded by LeeAnn Bohman. **Motion passed 6-0.**

B. Budget

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

Board Members will review the budget individually, send Kamin any questions, suggestions and/or concerns prior to the October meeting in preparation for a vote at the October meeting.

IX. Scheduling Of Next Board Meeting

The next Board of Directors meeting will be October 18, 2021.

X. Adjournment

With no further business before the Board, Vice-President Greg Pifer adjourned the meeting at 7:46 P.M.

Respectfully Submitted,
Beth Ann Moore (TE: 12032601)
Acting Recording Secretary