

Augusta Ranch Homeowners Association
c/o FirstService Residential
Mesa, AZ 85209

Board of Directors
General Session Meeting Minutes
April 21, 2014
Mesa Police Station
2430 S. Ellsworth
Mesa, AZ 85209

Present:

Board Members:

Monty McCall, President
John Newell, Vice President
Gary Bever, Director
Dave Kovach, Director
Andrew Sterling, Director
Sean McNulty, Director
Jennifer Jensen, Director

Absent:

Board Members:

Dee Goldammer, Secretary
Lisa Quedens, Treasurer

FirstService Residential Representative:

Kamin Havens, Community Association Manager

1 - **Homeowner Present** - Mr. Thomas Rider

1. **Call to Order:**

President Monte McCall called the General Session meeting to order at 6:30 p.m. He advised that Board Members John Newell and Jennifer Jensen would be a few minutes late.

2. **Review and Approval of March Minutes:**

After all Board Members present acknowledged reading the March General Session Meeting Minutes and no corrections were noted, President McCall made the **MOTION** to approve the March 17, 2014 General Session minutes. Seconded by John Newell, the motion carried unanimously.

Augusta Ranch Homeowner's Association
Board of Directors General Session
Meeting Minutes from April 21, 2014

Prior to the Homeowner Forum, President McCall made a few announcements:

A. Nominations for the three board positions are closed. Manager Havens confirmed that April 11, 2014 was the last day for submissions. President McCall indicated that although nobody was aware that the incumbents were running, there were no nominations for the positions out of 2200 homes in the Association

B. President McCall encouraged all Board Members to spread the word to their neighbors, etc. to get out and vote. Manager Havens advised that 10% (199 ballots) are necessary for a quorum.

Next year, there will be three available positions on the Board. (Currently held by: Dave Kovach, John Newell, and Lisa Quedens).

Following next month's annual meeting, elections will be held for Officers and Committee Chairpersons. Members have until the end of April to express their interest in either.

C. President McCall reported that construction of the office and the Pro Shop is progressing nicely. The area was sprayed for termites and passed the first city inspection.

D. President McCall gave a brief update on the status of the golf course.

3. Homeowner Forum:

A. Thomas Rider - Parking Violation

Mr. Rider asked the Board to consider waiving the fee for the parking violation. The Board indicated that they would make a decision on the request at the Executive Session to follow.

4. Review March Financial Statement:

A. In Lisa Quedens' absence, President McCall presented the financial report for March, 2014.

- Assessments are over budget by approximately \$5,000
- Total income is over \$30,000, as \$50,000 was transferred to reserves
- Administrative expenses are under budget by \$11
- Utilities are under budget by \$3,900
- Landscape expenses are under budget by \$22,600
- Security expenses are under budget
- Common Area expenses are under budget by \$45,000
- Total operating expenses were under budget by approximately \$75,000

B. Brief discussion was held regarding the reserve balance.

A **MOTION** was made by Sean McNulty to approve the March Financial Statement, seconded by John Newell, and carried unanimously.

5. **Manager's Report:**

A. Task / Administrative Report

Manager Havens reported that during the month of March:

- 203 calls were received
- 7 new homeowners entered the community
- 18 (+) architectural requests were received
- 105 violations were sent out

B. Frisbee Golf

John Newell was asked to update the Members on this issue. He reported that discussions were still in the "idea stage" for a Frisbee golf course in the park near 96th Street. As the concept develops, a letter of discussion will be sent to the Homeowners whose property surround the park for their concerns. Consideration will be given to the privacy of those Homeowners. Steps will also be taken to assure the quality of the course by not allowing random people from other areas of the city to use it. If the project gets the "green light" thoughts are to potentially involve the Boy Scouts and set it up as an Eagle Scout project.

Augusta Ranch Homeowner's Association
Board of Directors General Session
Meeting Minutes from April 21, 2014

C. Annual Meeting

The annual meeting is scheduled for May 19th at the Golf Course Clubhouse.

Discussion was held regarding what to serve at the meeting. It was decided to budget \$250 and have the Clubhouse prepare hot and cold food for approximately 25 people.

It was also decided to have three gift cards from First Service at \$25 each for raffle prizes at the annual meeting.

D. Easter Event

Manager Havens asked for feedback on the Easter event.

Overall consensus was that the event was very successful. The following comments/suggestions were made and agreed upon:

1. Have two face painters instead of one
2. In addition to the petting zoo which was really good, add pony rides with two ponies
3. One less bounce house
4. Only three crafts, four was too many
5. Need to include a golden egg hidden inside another egg
6. The breakfast burritos for \$3 each were great
7. Perhaps offer something for the attendees to drink

The Board Members then discussed what a great job the Boy Scouts did helping with the event. President McCall made a **MOTION** to reward the Scouts with a \$400 contribution to Troop 39 for services rendered at the Easter event and the upcoming annual picnic in October. Seconded by Director Newell, the motion carried unanimously. Manager Havens asked Director McNulty to submit an invoice for the contribution.

E. EMail Blast

Augusta Ranch Homeowner's Association
Board of Directors General Session
Meeting Minutes from April 21, 2014

Manager Havens indicated that she would send out an e-mail with explanatory literature to all Homeowners about voting on a proposal to put any surplus funds at the end of the year back into reserves. Doing so would avoid taxes on the surplus since the money would be earmarked for capital improvements the following year.

6. Landscape / Irrigation

A. Landscape Report

President McCall informed the Board that there is a new foreman for the landscape crew and that he (Dan) is doing a good job. They have used approximately 850,000 gallons less water than last year at this time, for a savings of around \$2,800. Work is now being done on turf improvement and a plan for the fertilization tanks.

President McCall also brought up the issue of the Crismon ditch. He reported that they spent \$3,500 on the ditch last year and improved it somewhat. A recent bid to fix the ditch was \$6,000 for the north end and \$14,000 for the larger south end. He advised that they could stay within budget on the project if they fixed the north end this year and did the south end next year. No objections were presented to proceed with that decision.

Director Newell inquired about the possibility of establishing a Veteran's memorial site on the property. President McCall indicated that if a decision was made to do so, it would be designated as a project for the Eagle Scouts.

7. Golf Course Agreement/Building Updates

President McCall reported that everything regarding the Agreement and the Building is on track.

8. Website Publication

Director Kovach reported that the website was upgraded on February 23rd. However, at the time of the upgrade a code was removed that collected data. He re-installed the code on April 7th. Therefore, no data is available for February 24th thru April 7th. According to an average of

Augusta Ranch Homeowner's Association
Board of Directors General Session
Meeting Minutes from April 21, 2014

visits before and after the upgrade, the number of visits to the site in March was 871, with 703 unique visits. These numbers represent increases of 11% and 25% respectively from the previous year.

There were nine new users in March.

Information about the news articles, the Easter Event, and the upcoming garage sales are currently on the website.

9. Security

A. Security Update

Director Jensen reported that there are no major security issues to report. With the warmer weather, more of the kids are out with the potential to be mischievous. Tripping power breakers is an occurrence that could be a pre-cursor to a home invasion, so the security staff is always on top of those. Kamin sent an e-mail to the Homeowners to be mindful if that happens to them. People are calling more to report suspicious activity.

10. Architectural Requests

Presented by Manager Havens

A. Requests Denied (2)

9251 Medina - paint. The homeowner had already painted the pop-outs, but not with an approved color.

9806 E Navarro - paint. Color chosen for garage was not on the approved list.

B. Requests Approved with Stipulation (3)

9322 E Milagro - paint. Color chosen is only a front door option.

9323 E Milagro - paint. Color chosen is only a front door option.

9740 E Meseto - paint. Wants to paint block walls same color as the pop-outs, but the walls need to match the body color.

C. Requests Approved (21)

9713 E Lobo - gate/landscaping
9937 E Keats - driveway
9721 E Natal - paint
9316 E Milagro - paint
2351 S Compton - paint
2446 S Harper - paint
9224 E Medina - paint
9237 E Milagro - paint
9423 E Kilarea - paint
9638 E Keats - paint
9434 E Los Lagos Vista - paint
9334 E Milagro - paint
9624 E Monterey - paint
9816 E Keats - paint
9442 E Meseto - garage windows
2548 S Bernard - paint
2723 S Drexel - paint
2621 S Bristol - stone veneer
9560 E Lompoc - swing set
9453 E Lompoc - driveway expansion
2338 S Bernard - paint

President McCall requested a **MOTION** to accept the Architectural Report. The motion was made, seconded, and unanimously approved.

11. Next Meeting Date

Monday, May 19, 2014. This is the annual HOA meeting.

Sign-in: 6:30 p.m. / Meeting: 7:00 p.m.

12. Adjournment of General Session

With no further business to come before the Board, President McCall made a **MOTION** to adjourn the General Session meeting at 7:33 p.m. The motion was seconded by Director McNulty and unanimously approved.

Respectfully Submitted,

Barb Shaw (TE:14042109.0421)

Augusta Ranch Homeowner's Association
Board of Directors General Session
Meeting Minutes from April 21, 2014

Recording Secretary

Augusta Ranch Homeowner's Association
Board of Directors General Session
Meeting Minutes from April 21, 2014