

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

Board of Directors
General Session Meeting Minutes

April 16, 2018
Mesa Police Substation, 2430 S. Ellsworth
Mesa, Arizona 85209

Present:

Board Members:

Lisa Quedens, President
Dee Hurley, Vice President
LeeAnn Bohman, Secretary
Gary Bever, Director
David Kovach, Director
Sean McNulty, Director
Beth Patton, Director
Jeff Brown, Director

Board Members Absent:

Barry Matlack, Treasurer

FirstService Residential Representative:

Kamin Havens, Community Manager

No Homeowners were Present

I. Call to Order

President Lisa Quedens called the meeting to order at 6:30 P.M.

II. Review and Approval of March Minutes

MOTION: A Motion was made by Dee Hurley to approve the March 19, 2018 minutes as presented, seconded by Lee Ann Bohman. Motion passed 8-0.

III. Review of March HOA Financial Statement

Kamin Havens reviewed the March 2018 HOA Financial Statement.

Income: Income was under budget for March \$62,000 due to the \$49,000 transfer to the Golf Course. Assessment income was under budget \$19,000 due to timing of the payments. Working capital was over budget \$1,200. \$9,000 was transferred to the Golf Course for the

painting assessment. So far, \$50,000 has been paid on the walls. This can be seen on the Golf Course financials.

Administrative Expenses: Legal was \$1,500 under budget; the Audit was under budget \$7,500 as it will not be completed until June; \$529 was credited back to postage/printing as it was reclassified as violation letters; Social expense was over budget \$800 due to deposits paid for the Annual Picnic and some Easter Event items. Only \$1,000 was budgeted for March. Kamin will check if the Annual Picnic date was changed to April prior to the October budget. If so, we will not catch up in the Social Expense budget until October. Water was over budget \$1,400 for the year due to the lack of rain. We may see a difference in May with the new sprinklers. The Landscape backflow was over budget \$900 for the inspection as it was budgeted in April. Security is on budget for March, the YTD is over \$9,000 because the second half of December was paid in January. Common Area Maintenance was over budget \$300 for trash bags that were ordered. Total expenses YTD had an over-run of \$1,700; Surplus/Deficit was an under-run of \$64,000 due to the transfer to the Golf Course Reserve; the Reserve Contribution had an over-run of \$876.

MOTION: A Motion was made by Gary Bever, seconded by Beth Patton, to approve the March 2018 HOA Financial Statement. Motion passed unanimously.

IV. Review of March Golf Financial Statement

Kamin Havens reviewed the March 2018 Golf Financial Statement.

Income: The \$600 over budget for payroll reimbursement reflects the interest. We will not see that again until November when their payments start again. This was the \$100,000 that was given to the Golf Course that is now being paid back. \$4,900 under budget in the Golf Course transfer is the amount going into Reserve after the loan payment. The HOA put \$22,000 to the Golf Course, but the accountant splits that out as \$17,000 for the loan payment and \$4,900 going into Reserves. The accountant has fixed the \$6,910 going to Reserves.

Expenses: The Administrative expense will show as under budget as the principal and interest are separated out in the Golf Course financials. The Landscape miscellaneous will be removed from the statement and revenues. The invoice for \$79 is an irrigation repair and has been changed to go under Reserves. Total expenses were under budget \$20,000 for the year, and there is a surplus of \$9,000. The over-run of \$140,000 includes the \$6,000 transfer to Reserves, \$1,700 from the CIF fund, \$5,000 monthly transfer from HOA to Reserves, \$2,000 additional contribution from January and February, and the \$50,300 from the painting assessment.

MOTION: Gary Bever moved to approve the March 2018 Golf Financial Statement. Beth Patton provided a second. Motion passed unanimously.

V. Homeowner Forum - None.

VI. Golf Course Report

A. Golf Course Wall Update - Lisa Quedens, Dee Hurley, and Kamin did a walk-through with the contractor for Phases 1 - 4 and identified a few areas that will be fixed. Now, the work is behind due to the wind. The contractor was good about fixing things as we went along.

After the inspection, Kamin received an email from a homeowner about finishing his pony wall. There was a small spot behind the iron that would not have been seen in the inspection. She will advise the contractor. If anyone else from Phases 1 - 4 has issues, they will be told that the scope of work has been completed and the inspection was done. Minor issues can be addressed at a later time. In order to avoid similar issues with Phases 5 - 8, Kamin suggested that notification go out prior to the final inspection so that homeowners can advise of any issues before the inspection. If an item is not within the scope of work, it will not be done. Touch ups can be done during the inspection. The Board agreed.

If a block is replaced in the wall, the homeowner side will not be painted as they are all different colors. A maintenance schedule will be set up in future years.

VII. Manager's Report

Administrative Update:

204 Total calls for March.

14 New homeowners in the community for March.

2+ Architectural requests received for the April meeting.

129 Violations were sent out in March.

A. Annual Picnic Update/Volunteers (April 21) - The vendors are confirmed. Kamin will find out how many ROTC volunteers we will have. There are 9 volunteers besides the ROTC. Board members will handle meal tickets and hand stamps, unless there are enough volunteers to do that. Sean McNulty will help with the lights and photography. Kamin will talk to Dan about using gators. Some of the pools are broken and Kamin will get new ones. The Board was asked to be there at 3:30 or 4:00.

B. Park Quotes - Kamin is waiting for quotes on the rusted bench and transfer station. In the meantime, the bench will be removed for safety concerns. There is a big drop from the Asphalt to the sand at several locations, and a quote was submitted to add more sand.

MOTION: Sean McNulty moved to approve the quote from Tot Lot Care, Inc. for \$1,780 to install sand at the playgrounds at Compton, Baldwin, and Bernard/Milagro. LeeAnn Bohman provided a second. The motion was approved unanimously.

C. Annual Meeting (May 21 at The VUE) - Appetizers will be provided at a cost of \$300 and the HOA will provide beverages. The meeting agenda was reviewed. While Kamin and volunteers do the tally, Board members will provide updates on the HOA financials, Golf Course, landscaping, website, architectural guidelines, and security. After the election results are announced, there will be a homeowner forum. The regular Board meeting will be held afterwards. The election of officers and committee appointments will be done at the June Board meeting.

VIII. Landscape and Irrigation

A. Landscape Report - Dave Kovach reported that 2018 has the highest water use in the past 6 years. There are new rotors in most of the parks, and the water numbers should come down. The pine tree lifting is about 25% done. John Newell and the LDS young women's group did the flowers at the Fountain. We are waiting for the irrigation quote. The Chinese Elms on the loop are being lifted and should be done by the end of the week. The Oleanders will be trimmed as the tops are weighed down with flowers. Dan is concerned about maintenance as the gators are due for oil change and the mowers need to be serviced. The Bermuda is starting to green up.

B. Quotes for Pine Tree Trimming and Pine Beetles:

MOTION: Dave Kovach moved to approve the Desert Classic quote for \$12,496 to lift 350 pine trees, and the quote from Arizona Termite, Pest and Weed for \$1,500 to treat 30 trees for pine beetles. Dee Hurley provided a second, and the Motion carried.

Sean McNulty noted some areas where the rocks are spilling out on the circle near the school. Kamin noted that the landscaping at most corner houses belongs to the homeowner. He can give Kamin the address and she will notify the homeowner. The landscapers do take care of any trash in the landscape areas.

IX. Website Report

Dave Kovach reported that website visits were down 32%, unique visitors were down 23%, and page views were down 11%. As the Golf Course purchase is over, much of the interest is now gone. There were 10 new users. The Board moved up in popular pages from number 8 to 3. In the past month, the Easter Event, Garage Sale list and Annual Picnic were posted on the website. There is a notice at the top of the page regarding HOA Board meeting dates and locations. The Annual Meeting is listed on the meeting page. The disclaimer for the vacation log was approved by Maxwell Morgan.

X. Security

A. Security Report - Sean McNulty reported on a suicide at Suncrest. The Team recently changed up their hours. There was a recent complaint of dogs off-leash and the Team will monitor the situation to determine if they need to change the hours back. Brian Cocivera was recognized for finding a girl that ran away. There was a car broken into, although it was left unlocked. The Mesa Police Department posted on Facebook about a rash of car break-ins in the East Valley. The new body cams are working well, they hold a longer charge, and provide clear video and audio. The issues with trespassing in Suncrest continues.

XI. Architectural Requests

Beth Patton noted most of the requests are for painting. There are several requests that are a year old and still have not been done. Kamin will send out letters to the few that are over a year old, and will put on the application that the approval is only good for one year. There was a question regarding pools. It was noted that an application would only be required if a wall needed to be demolished to allow access for pool construction.

Approval was recommended for the following architectural requests:

- A.** 2719 S. Joplin - Front Door
- B.** 2221 S. Sorrelle - Paint
- C.** 9558 E. Los Lagos Vista - Paint
- D.** 2556 S. Keene - Paint
- E.** 2016 S. Warren - Paint
- F.** 9904 E. Keats - Paint
- G.** 9256 E. Monte - Paint

Review:

- 2240 S. Sorrelle - Remove Tree/Landscape - As they have quite a few mature plants, the large Ocotillo was accepted to meet the tree requirement.
- 2038 S. Warren - Landscape Requirements - The tree died and needs to be replaced.

MOTION: Dee Hurley moved to accept the Architectural Requests as presented, seconded by Dave Kovach and approved by all.

XII. Next Meeting Date

The Annual Meeting will be held on May 21, 2018 at The VUE, sign-in begins at 6:30 and the meeting starts at 7:00 p.m. Some of the emails

regarding online voting have been going to spam and Kamin will send out another email.

XIII. Adjournment of Open Session

With no other business before the Board, President Quedens adjourned the General Meeting at 7:18 P.M.

Respectfully Submitted,

Dana Desing (TE: 14082507)
Acting Recording Secretary