

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

Board of Directors  
General Session Meeting Minutes  
April 15, 2019  
Mesa Police Substation, 2430 S. Ellsworth  
Mesa, Arizona 85209

**Present:**

**Board Members:**

Lisa Quedens, President  
Jeff Brown, Treasurer  
David Kovach, Director  
Brian Mackay, Director  
Barry Matlack, Secretary  
Beth Patton, Director  
Greg Pifer, Director  
Jan Wallace, Director

**Board Members Absent:**

Sean McNulty, Vice President

**FirstService Residential Representative:**

Kamin Havens, Community Manager

**One Homeowners was Present**

**I. Call to Order**

President Lisa Quedens called the meeting to order at 6:31 P.M.

**II. Review and Approval of March Minutes**

**MOTION:** Beth Patton moved to approve the March 18, 2019 minutes as presented, seconded by Jeff Brown. Motion passed 8-0.

**III. Review of March HOA Financial Statement**

Jeff Brown provided a review of the March HOA Financial Statement.

**Income:** Assessment income was under budget \$36,000 for March. The budgeted amount was simply an educated guess and we should catch up in April. Over budget \$583 in violation fines. We are under budget YTD \$7,500 in Income.

**Expenses:** Administrative expenses were \$2,500 under budget in Legal as the March invoice was paid in April. Most items are due to timing issues. \$800 under budget in billing as it was paid in February instead of March. \$1,400 over budget in meeting expenses due to the online voting, which was not in the budget and will be fixed moving forward. \$1,700 under budget for social expense as a lot was paid in

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April. \$350 under budget for violation fines as we have not received the invoice. \$486 was credited back from the Mahoney Group for a premium decrease in the insurance. We were \$8,500 under budget YTD in Administrative expenses.

Utility expense was under budget \$2,000 for water in March. Irrigation repairs were under budget \$2,100; Tree trimming was over budget \$1,250; Landscape was under budget \$3,100 YTD. Patrol service was \$450 under budget for vehicle maintenance; \$800 over budget in security gas as both the February and March invoices were paid; \$17,800 over budget as the March contract was paid in April. Security was under budget \$17,366 YTD due to the timing of the contract. This will balance out by the end of the year.

Common area maintenance had a credit of \$140 for exterminating due to the January and February reimbursement from the golf course. This will balance out. \$3,500 under budget YTD in common area maintenance as items on the books are spread out over the year.

Total expenses YTD had an under-run of \$37,000. The Surplus (Deficit) before reserves had an over-run of \$30,000. The Reserve contribution YTD had an over-run of \$1,771. Total YTD had an under-run of \$525. We are close to our estimated budget.

**MOTION:** Jeff Brown moved to approve the March 2019 HOA Financial Statement, seconded by Greg Pifer. Motion passed 8-0.

#### **IV. Review of March Golf Financial Statement**

Jeff Brown provided a review of the March Golf Financial Statement.

**Income:** Payroll was over budget \$10,600 as January and February were invoiced together; the lease was over budget \$1,000 for the January and February invoices, insurance reimbursement was over budget \$400 for the January and February invoices; over budget \$29,000 in Income YTD due to timing issues.

**Expenses:** Insurance was under budget \$1,300 for the February invoice. Property taxes were over budget \$13,500 as it was budgeted in February but paid in March. Administrative expenses YTD were under budget \$4,300. Total expenses were under budget \$4,300 YTD. There was an over-run of \$34,000 before reserves. The reserve contribution had an over-run of \$5,000: \$400 from interest reserve funds; \$3,268 from CIF; \$1,250 from the paint assessments. \$12,500 is still outstanding in painting assessments, in large part due to one property. Total surplus had an under-run of \$23,000; \$1,136 was a duplicate and a credit will appear in the April financials. The under-run was due to the payment for the nets as that was not budgeted in this year.

**MOTION:** Jeff Brown moved to approve the March Golf Financial Statement; seconded by Greg Pifer. Motion passed 8-0.

#### **V. Homeowner Forum**

Kristin Hoffman has applied to serve on the Board. She has worked for HOAs for a long time and has a lot of experience with collections,

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dealing with homeowners and attorneys, and attending court hearings. She felt her experience will help with the work of the Board and she would like to become more involved in the community. She plans to stay in Augusta Ranch until her kids are out of school. Her kids are 2 and 3 years old. Kristin grew up in Gilbert and taught at Augusta Ranch.

## **VI. Golf Course Report**

**A. Golf Maintenance Solutions (GMS)** - Jeff Brown accompanied GMS on their quarterly assessment. Items that need work include leveling of tee boxes, riprap in certain areas, and spot watering of some brown patches from a couple early hot days. The Bermuda is coming back and the winter grass is starting to go dormant.

Barry Matlack noted that there is already a priority list of areas that need riprap.

Don had given Kamin a list of recommended capital improvement items for this year totaling about \$40,000. Only \$8,500 had been budgeted for aerators and the actual amount is \$13,500. The lake fountain and irrigation sprinkler heads were done.

Kamin noted the golf course revenue expenditures are already at \$27,500 with \$15,000 for the nets. The nets were budgeted for next year although they were done early due to storm damage. Insurance covered \$35,000 for the nets. We will put \$75,000 into the General Reserve transfer. Adding in the \$40,000 that Don recommended plus the \$27,500 we already spent, we are at \$67,500. If #12 is a priority hole, which would be \$2,000 in riprap.

Jeff noted that was for several hundred square feet of riprap plus grout and labor. Barry felt it was the Board's fiduciary duty to get other quotes to make sure we are getting a good price. Lisa Quedens stated the Board should determine at what level of expense we should start bidding for projects.

Kamin asked if the Board wanted to spend \$2,000 now to do the riprap at hole 12 or wait until 2020 and do all of the areas that need riprap. The intent is to keep \$25,000 in reserves for padding and we are cutting it close. If it went out to bid for all of the work, it would be in the tens of thousands.

The Board agreed to wait on Hole 12 and put it out to bid in 2020 with the other areas. Kamin advised that there may be extra money in 2020 because the nets were budgeted for \$45,000 or so in 2020, although it was done early. Kamin can start getting bids in October to be ready for next year.

Jeff stated there are some areas where grass will not grow. Eduardo will till those areas and redo the soil. When the tee boxes are resurfaced, that sod will be used to fill in those areas. The aerators were already approved and should be done in May.

The capital expense budget will be discussed in more detail at the next golf course meeting.

GMS will do their next assessment the end of June or beginning of July. There was discussion on the timing of GMS's quarterly assessments. It was requested that GMS provide more notice of their assessments so that Board members can plan to go along.

GMS has provided a proposal for the 2019 golf course maintenance assessments for a fee of \$8,000.

**MOTION:** Dave Kovach moved to approve the GMS contract for 2019 in the amount of \$8,000; seconded by Beth Patton. Motion passed 8-0.

## **VII. Manager's Report**

Administrative Update: FSRConnect Reports

167 Total calls for March.

16 New homeowners in the community for March.

6+ Architectural requests received for the April meeting.

285 Violations were sent out in March.

Most of the violations were for parking and weeds. A second email has been sent out regarding pre-emergent.

**A. Annual Picnic, April 27 - Shift Hours:** This year, there was a change in volunteer hours with several shifts: from 3-5 pm, 5-7 pm, or 7-9:30 pm. Board members were asked to volunteer for one of the shifts. This will include supervising the ROTC volunteers. Board members can recruit a friend or neighbor to help out at the event. So far, 900 people have registered for meal tickets.

Kristen Hoffman asked if the landscaper volunteered at community events. Kamin advised that they donate money although she has not asked them to volunteer at the events. We will be starting a new landscape contract with ProQual on April 29.

**B. Annual Meeting - May 20 at Scratch: Sign-in 6:30, Meeting 7:00**

The meeting agenda and assignments for presentations were reviewed. Online voting will close at noon on May 20, and votes may be submitted in writing after that.

The Board had hoped to get the police department to come to the Annual picnic, although most of them are scheduled out at Eastmark the same day.

Kamin will call the fire department and see if they can come out with a fire truck.

## **VIII. Landscape and Irrigation**

**A. Landscape Report** - Dave Kovach reported that we needed to buy dirt for the plants at the fountain. We are switching from Desert Classic to ProQual by the end of April. All of the details have been worked out in terms of hours, paychecks, and vacation time. We will need to get bids for the tree trimming, which Dave suspects will be a little more with the timing of switching vendors and because the trees are already getting leaves. We may pay more in

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dump fees. The Bermuda is waking up and Dan has started to turn the water on. He felt the irrigation repairs may be over budget next month as Dan has been doing a lot of work.

- B. Water Savings** - Dave Kovach reported that the water numbers are down from last year because we dyed the Loop and Baldwin Park and had the water turned off as much as we could. The total savings over last year in water was \$10,600. If we didn't dye the grass, we would have saved \$22,000.

There was discussion on the costs for overseeding or dyeing versus letting the grass go dormant. Letting the grass go dormant would be cheaper by \$15,000. It would be about \$5,000 cheaper to dye than to overseed with the water costs. In dry years, the watering for the overseed may bring us close to our annual allotment.

The Board had previously decided to let the grass go dormant in 2019. Dan did a great job of keeping the grass green until November or December and was able to bring it back by the end of March or early April.

## **IX. Website Report**

Dave Kovach reported that there was an outage before the garage sale as the domain was transferred. Emails were going to a former Board member and that was fixed to go to Kamin. The contract was up and it is now paid for 10 years at a cost of \$120. Overall, the numbers were down from last year. Visits were down 15% from this time last year. There were 12 new users. The Board went up to number 11 in popular pages, likely due to the call for candidates.

## **X. Security**

- A. Security Report** - The report was included in the Board packet. The Board briefly discussed an incident at the Palms.

## **XI. Architectural Requests**

Beth Patton reviewed the Architectural Requests. A lot of people have painted. A request for a privacy wall is because the doorways of two houses face each other and a wall will be placed to block foot traffic. The patio cover request included extensive details. The playground request has approval from the neighbor. Beth noted there were some new security fences and double gates that look very nice.

- A. 9722 E. Lobo- Paint
- B. 2663 S. Keene- Privacy Wall
- C. 9245 E. Monterey - Solar
- D. 2263 S. Faith - Patio Cover
- E. 9526 E. Kiva - Playground
- F. 9611 E. Los Lagos Vista - Pergola
- G. 2539 S. Keene - Paint
- H. 2202 S. Duval - Flagstone Driveway (need color)

**NEW REQUESTS:**

- A. 2540 S. Keene - Paint (New, Scheme 3)
- B. 9743 E. Kiowa - Paint (New, Scheme 21)
- C. 9923 E. Monterey - RV Gate, Door color (Board will review.)

**DISCUSSION:**

9923 E. Monterey - The RV gate has horizontal slats for a more modern look, and they requested a blue color for the door that is not in our palette. Kamin will forward that request to the Board.

**MOTION:** Dave Kovach moved to accept the Architectural Requests as presented, seconded by Jan Wallace. Motion passed 8-0.

- XII. Iron Fence Painting Follow up:** Barry Matlack reported on comments from neighbors on the wrought iron fence paint. The paint started chipping shortly after it was done. It seems like it was painted over old paint that was already flaking. He asked about the guarantee on the paint.

Lisa Quedens advised that the warranty states they will come out in two years to do any touch ups for the entire neighborhood. Kamin sent out emails before each inspection asking if there were any concerns. If they did not notify us of any concerns then, they will have to wait for the two-year touch up. Kamin will have the painter write up a brief tutorial with the correct type of paint for any homeowner who wishes to do the touch up themselves rather than wait two years.

Jan Wallace noted that the caps on the columns were a different color. Kamin stated we never asked that those be painted. Greyhunter will start next year on a maintenance schedule for painting the golf course sections 1-4. Kamin will get a cost from him to paint the caps.

**XIII. Next Meeting Date**

The Annual meeting will be held on May 20, 2019 at Scratch. Sign-in will start at 6:30 and the meeting will start at 7:00 p.m.

**XIV. Adjournment of Open Session**

With no other business before the Board, President Quedens adjourned the General Meeting at 7:25 p.m.

Respectfully Submitted,

Dana Desing (TE: 14082507)  
Acting Recording Secretary