

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

**Board of Directors
Meeting Minutes
General Session
August 17th, 2015
Mesa Police Substation
2430 S. Ellsworth Road
Mesa, Arizona 85209**

Present:

Board Members:

John Newell, President
Dorian Eaton, Treasurer
Gary Bever, Director
David Kovach, Director
Rick Wallace, Director
Sean McNulty, Director
Andrew Sterling, Director

FirstService Residential Representative:

Kamin Havens, Community Manager

Absent:

Dee Goldammer, Vice President
Lisa Quedens, Secretary

3 Homeowners were Present

**Ernest Vanoe Zande
Scott Martino
Gayle Martino**

1. Call to Order:

John Newell called the meeting to order at 6:31 P.M.

2. Review and Approval of July Minutes

John Newell asked if everyone had read the July meeting minutes and if anyone had any corrections. Upon seeing none, a **MOTION** was made by Dave Kovach, seconded by Rick Wallace and passed unanimously.

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3. Homeowner Forum

Scott and Gayle Martino of 9413 E. Mendoza attended the meeting and Gayle spoke to the board. She stated that they received a notice on July 22nd with a \$100 fine because they did not comply with getting their house painted. They were not aware that the house needed to be painted until they received this notice. Gayle requested that the board waive the \$100 fine and give them one year to have the house painted. John Newell spoke and told her that the board will discuss this matter in the Executive Meeting and they will notify her of their decision.

Ernest Vanoe Zande attended the meeting but did not speak.

4. Review of July Financial Statement

Dorian Eaton shared the June financials with the Board. Dorian stated that the legal expenses are the largest contributor because of lower than anticipated expenses. Water usage is lower than anticipated and there is no phone expense. The landscaping overage is due to tree trimming and removal being higher than anticipated. Security has an overage due to changes in contract, which is an increase in salary and benefits. Common area is under budget due to maintenance and repairs being lower than anticipated. Assessment income is higher than expected so that is over budget. The violation fines were higher than expected. An additional \$18,000 was transferred from Operating Cash to Reserves. One correction is on page 18 of the master copy. In Total Expenses the YTD over-run of \$1.2k is wrong. It should read \$7.1. A **MOTION** was made by Gary Bever to accept the July Financials, seconded by Andrew Sterling and carried unanimously.

5. Golf Course Committee

- A. Marketing Letter/Consent forms. Rick Wallace spoke about the golf course and stated that the marketing letter was reviewed by our Board and by Legal and was sent out to all the home owners last week.
- B. The Town Hall Meeting will be next week, August 26th and the agenda will be a question and answer period. Rick stated that he really hopes for a good turnout. John Newell stated that at the Town Hall Meeting there will only be two hours to talk about everything, so he would

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like to have 90 minutes to present everything and then another 30 minutes for Q & A from the homeowners. John has a website on GoDaddy for questions and answers about the golf course. John stated that one homeowner wanted to know if any of the board members have played the Augusta Ranch Golf Course in the past month and Sean McNulty said that he has. Rick's intention is to make sure there is a way to get through as many questions as possible at the Town Hall Meeting. Sean stated that if there are questions at the Town Hall Meeting the Board cannot answer at that time, the Board needs to be sure to get back to those people with the answers at a later time.

- C. Ideas to get signed consent forms. Kamin spoke about having homeowners sign up to be chair persons for their street. Kamin said that several people have already volunteered to go door to door to help out. John stated that 99 percent of the feedback has been positive about the golf course. Andrew asked about the negative comments and wanted to know what those few people said. John said those negative comments have been people wondering why does the Board all of a sudden want to buy a golf course. Rick stated that it's the right thing to do for the community. John asked Sean what his opinion of the condition of the golf course was and Sean stated that it was in pretty good condition. He said of course in the summer there are always going to be some dry spots, but overall it's in good condition. Sean also stated that our golf course is not too expensive and you can finish the course in three to four hours. Sean believes getting the golf course is a good investment to keep home values up. Sean stated that when people ask him where he lives, he tells them Augusta Ranch and people say "Oh, that's with the golf course". John stated that there are no plans to add new golf courses anywhere else in the area.

6. Manager's Report

There were 123 total calls for July. 16 new homeowners in the community for July. 2 architectural requests received for the August meeting. 151 violations were sent out for the month of July.

- A. Annual Picnic Update. Kamin stated that someone from Edward Jones contacted her and asked if they could donate water bottles for the annual picnic for advertisement. She told them she would ask the Board. Kamin believes if the Board lets Edward Jones advertise then it needs to be opened up to everyone who wants to advertise. Kamin thinks it might be better to wait and let companies advertise for On Course for the Holidays. Gary Bever stated that he thinks it is a good idea to let companies advertise at the picnic and said that each company can provide a banner that says "Brought to you by" with their company name. John said he likes the idea and suggested each company provide their own banner. Dave stated he thinks it's a good idea, but maybe for next year. This is too last minute. Kamin believes if one company is allowed to advertise that others might be upset because they weren't given the opportunity to advertise as well. Sean McNulty believes it's a good idea for On Course for the Holidays. Kamin will see what she can put together and let the Board know.
- B. Paint Committee Update. There was a paint committee meeting held and the following were present: John Newell, Monty McCall, Dee Goldammer, Tracy Flores, Beth Patton, Bill Seeck, Kamin Havens and the Dunn Edwards Rep, Diana Lubic. After much discussion, the committee decided to keep the originals in each parcel. Only the homes in that parcel will be able to use those colors. In addition, Diana is going to create 12 new modern schemes to add to the community list. All parcels in the community will be able to use any of these 12 new schemes. Diana will contact us in approximately 6-8 weeks to set up a paint committee meeting. This is where she will present her mock schemes for the community. The paint committee will decide which schemes to keep and what other colors they would like to see in the community. Our goal is to have this project completed by the end of December, 2015.
- C. Budget Draft. Kamin discussed the budget draft with the Board and noted it will be approved in the October meeting. Dave asked what does this do to the assessment. Kamin responded that it is a \$60 per year increase for the master association and a \$30 per year increase for the sub-association.

7. Landscape/Irrigation

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A. Landscape Report. Dave Kovach stated that the Board has had numerous discussions about bringing the landscape company in house. John Newell noted that Juan is the Supervisor at ILM and Wes is the Account Manager. Dave noted the accomplishments for the landscape crew as the dethatching and raking have been completed. Tree trimming of Crismon and trees by the Ellsworth Park were also completed. Fertilization tanks were clogged with a batch of liquid fertilizer, but eight out of 10 are now working properly as of last week. Pest control has done a tour of the property and said that we need to do some treatments for caterpillars. Dave noted that there are a few extras we need to do to save the trees. It is cheaper to treat the trees now than to cut down large trees and replace them. It will be an extra \$4,640 to do these treatments and the money scheduled for new plantings could be used for the treatments. John stated that two thirds will come out of the already planned landscape budget and the other one third will come out of the reserves in landscape. Dave stated that we are under budget for water. We are 1.8 million gallons below last year for water. A **MOTION** was made by Dave Kovach to accept the invoice from Arizona Termite Pest and Weed, LLC Estimate Number 1029, for \$5,360.00 for caterpillar agave mealybug treatment, Dorian seconded the motion and it carried unanimously.

8. Website Report

Dave Kovach stated that there was a 32 percent increase over last year for visitors to the website with 37 percent in unique visitors, 14 new users for the month of July. The Board has jumped up to Number 9 in Popular Pages. Dave added the school bus onto the opening page and he put the PDF of the email that Kamin sent out today announcing the Town Hall Meeting. He also added the original marketing letter in a PDF. Today's email and the link to the new Golf Webpage is at the top of the home page and it's in Neighborhood News and the Town Hall Meeting was also listed in Upcoming Events.

9. Security

A. Security Report. Andrew wrote Kamin an email with a brief recap of where most of the calls are coming from and Kamin shared it with the Board. There has been a lot of activity within the last 30 days and everyone has done well responding to the number of calls received. Noise and parking issues were higher than normal for calls received due to the same person calling each day for the same issue. John asked if most of the calls were from the Palms. Kamin said no, it is a homeowner who calls about dogs. Overall security focused a lot on preventive action such as making contact with a suspicious persons, addressing policy violations and making open door notifications.

10. Architectural Requests

- A. 9359 E. Nopal - Paint Parcel 7, Scheme 5 - recommend approval.
- B. 9363 E. Kiva - Paint Parcel 3, Scheme 3 - recommend approval.
- C. 9403 E. Kiva - Paint Parcel 3, Scheme 2 - recommend approval.
- D. 2651 S. Milburn - Paint Parcel 7, Scheme 2 - recommend approval.
- E. 9550 E. Nido - Paint Parcel 6, Scheme 2 - recommend approval.
- F. 9456 E. Natal - Install address numbers. Kamin said there are no guidelines for that.
- G. 9431 E. Los Lagos Vista - Driveway Expansion and adding boulders. Recommend approval to duplicate like 9455 E. Los Lagos Vista.

A **MOTION** was made by Sean McNulty to approve the Architectural Requests, Seconded by Gary Bever and approved by all.

11. Next Meeting Date - September 21, 2015

12. Adjournment of General Session

A **MOTION** was made by John Newell to adjourn the meeting, seconded by Gary Bever and carried unanimously. The meeting ended at 7:40 P.M.

Respectfully Submitted,

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Claire Romero, TE10040505.818
Acting Recording Secretary

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