

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

Board of Directors
General Session Meeting Minutes

August 21, 2017
Mesa Police Substation, 2430 S. Ellsworth
Mesa, Arizona 85209

Present:

Board Members:

Lisa Quedens, President
John Newell, Vice President
Dee Hurley, Secretary
David Kovach, Director
Sean McNulty, Director
Beth Patton, Director
LeeAnn Bohman, Director

Board Members Absent:

Barry Matlack, Treasurer
Gary Bever, Director

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 July 17, 2017 Minutes

A **MOTION** was made by Dee Hurley to approve the July 17, 2017 minutes as presented, seconded by LeeAnn Bohman and approved by all.

III. Review of July Financial Statement

Kamin Havens provided a review of the July, 2017 Treasurer's Report and Financial Highlights. Under Patrol Service, Kamin noted that the amounts for gas and maintenance were mixed up and that will be corrected in accounting for the August report.

TREASURER'S REPORT

CASH ACCOUNTS

Operating Checking

\$ 212,621

Augusta Ranch Homeowners Association
Board of Directors General Session
August 21, 2017

Operating Savings	\$	58,171
Reserve Accounts	\$	399,708
Other Assets	\$	-
TOTAL CASH	\$	670,501
Variance from last month-Positive	\$	63,061

INCOME YTD

Actual Income	\$	727,825
Budgeted Income	\$	706,000
Variance – Over Budget - Positive	\$	21,825

EXPENSES YTD

Actual Expenses	\$	663,148
Budgeted Expenses	\$	632,750
Variance – Under Budget - Positive	\$	30,398

PROFIT/LOSS YTD

YTD Actual Income/Reserves	\$	744,399
YTD Actual Expenses	\$	663,148
Variance – Positive	\$	81,785

DELINQUENT ACCOUNTS

Under 30 days	\$	7,377
30+ days	\$	42,055
60+ days	\$	5,625
90+ days	\$	248,443
TOTAL	\$	303,500
Last month	\$	274,717
Variance – Negative	\$	28,783

MOTION: A motion was made by Lisa Quedens, seconded by Beth Patton, to approve the July Financial Statement. Motion passed unanimously.

IV. Review of July, 2017 Golf Financial Statement

Kamin Havens reviewed the Golf Financials for July. The Balance Sheet shows the loan payable of \$2,192,033. The loan principal amount is being taken off the loan payable amount. The interest expense of \$9881.67 is shown separately on the Statement of Revenue and Expenses. The income reflects the Golf Course transfer and the July invoice will be paid in August.

Board members felt it was confusing to not have the principal shown as an expense, as the whole payment needs to be budgeted. Kamin noted that may be for tax reasons and she will get an explanation. The variance from last month of \$51,101 was due to a payment to Don Rea. Those payments have now been completed.

Augusta Ranch Homeowners Association
Board of Directors General Session
August 21, 2017
Page 2

GOLF COURSE TREASURER'S REPORT

Cash on Hand

Operating Checking Account Balance	\$ 40,456
Operating Savings Account Balance-NCB	\$ 250,079
Green Bank MMA Reserve Account	\$ 95,268
Total Cash	\$ 385,804
Variance from last month-Negative	\$(51,101)

MOTION: A motion was made by Lisa Quedens, seconded by Beth Patton, to approve the July Golf Financial Statement. The motion passed unanimously.

V. Golf Course Report

A. Capital Improvement Plan - Sept Meeting

Lisa Quedens, Dee Hurley and Barry Matlack met with Don Rea last month on the capital improvements and maintenance issues. There was a meeting with GMS on the standards review and capital improvement projects. She will meet with Don Rea tomorrow to discuss the GMS review and what areas will need work. In September, the Committee will review the improvement projects and determine priorities. GMS will revisit in September. One of the larger capital improvement projects is the restrooms, and GMS suggested to hold off on permanent structures for now and put in better portables with lighting and hand wash stations.

VI. Manager's Report

Administrative Update: FSRConnect Reports

- 116 Total calls for July.
- 19 New homeowners in the community for July.
- 6 Architectural requests received for the August meeting.
- 200 Violations were sent out in July.

A. Annual Picnic (October 21)

This event was not budgeted for this year, although the survey responses showed that residents wanted it. The Events Committee selected the interactive games, and the quotes are less expensive than carnival games. Denise will get a quote from a face painter. We will have popcorn and glow necklaces instead of candy this year. Vender quotes were reviewed and approved. The menu options will go on the software for pre-sales. Sandwiches and Family picnic baskets will be offered. Everything will be ready to go in the walk-in cooler. The Association will be covering 50%

of the food costs for the pre-sales. There will be extra food available at full price. The Vue was going to charge \$1 for beverages and the Board decided to provide the water, pop and pools with ice. As no outside food or beverages will be allowed, many people may eat at home before the event. There was discussion on peanut allergies. The HOA will be moving toward no longer providing free food at events.

MOTION: Sean McNulty moved that the HOA provide ice, soda, water and cover half of the cost of pre-ordered meals.

There was Board discussion on monitoring the pop and water distribution, and placing the pop near the food pick up.

If the Vue would prefer to sell pop separately, then the HOA will provide water and ice.

MOTION: John Newell moved that the HOA provide the water, pop and ice, and pay for 50 percent of the pre-ordered food cost. The motion was seconded by Dave Kovach, and carried unanimously.

It was noted to have some training on the lights as Dave is dealing with an injury. The President and Vice President will unfortunately be out of town on the event date. There was discussion on how to keep track of the number of attendees at the event.

B. Events Update

- 1. Hot Nights** - The date has been changed to September 23rd. Kamin has received several emails on vendor booths. The Vue will decide whether to hold their Grand Re-opening on September 23rd or wait until after the over seeding.
- 2. Resident Golf Tournament** (September 9) - There are 25 people registered so far and 50 are needed to hold the event. The cut-off date is September 4th. Games and prizes were reviewed.

The next Event Committee meeting will be held on Tuesday, September 5th at 1 P.M. at the Vue.

C. Asphalt Bids

Bids were received for the Golf Course parking lot, maintenance yard and driveway, as well as the driveway repair regarding the drain. Arizona Paving did not want to bid on the maintenance yard and driveway and did not provide a price quote. Cactus Asphalt and Sunland Asphalt both quoted \$14,000, although Sunland also included the seal coat.

At this time, Kamin recommended only doing the Golf Course parking lot and do the maintenance yard and driveway down the road. There are not enough funds to cover all of it this year.

Sunland's cost for only the parking lot would be \$8,855. Cactus Asphalt did not provide a cost breakdown. In October, 2014, Your Source used Sunland Asphalt when the building was done.

The Board discussed the condition of the Golf Course parking lot, maintenance yard and driveway. It was suggested to earmark a separate fund for the maintenance yard. Kamin stated the Capital Improvement plan will determine how much to set aside each year for certain items. This item would be paid out of the Golf Course reserve fund.

MOTION: John Newell moved to approve Sunland Asphalt's bid for the Golf Course parking lot only. Sean McNulty provided a second and the motion passed unanimously.

Kamin will ask Sunland for a separate estimate for more extensive maintenance yard repairs.

VII. Landscape and Irrigation

A. Landscape Report - Dave Kovach reported that the pine needles were cleaned up along the loop, parks and perimeter. Texas laurels were treated with pre-emergent, the turf was treated with post-emergent, and the loop and Baldwin Park were treated with Get Green. There were irrigation problems from roots invading the lines and valve boxes. Gopher holes in Compton Park are being treated. There was storm damage to 96th Street Park after drains were blocked off. Two backpack sprayers were ordered as the others were leaking. Baldwin Park was treated for crabgrass and the agaves were treated for snout weevils. Dave met with John Serio of Arizona Termite, Pest and Weed to go over the numbers for next year and all is looking good.

VIII. Website Report

Dave Kovach reported that website visits were down 14% from last year, and down 8% in unique visits. He noted Larry Claussen was doing a great job with the Facebook page. People generally use the website for parking requests, or to view the CC&Rs and policies. The Board dropped in popular pages from 11 to 12 since last month. Countries that visited include Canada, Brazil and the Philippines.

IX. Security

A. Security Report -

Sean McNulty reported that there was one incident, although the Board has not received the report. Back to school went smoothly. There was a radar study on the loop which showed an average speed of 27. People do tend to slow down when they see radar being used. Lisa Quedens noted that speed humps do not stop speeding.

X. Architectural Requests

Beth Patton noted that many of the previously approved requests are not completed. She recommended approval for the following architectural requests:

- A. 9633 E. Laguna Azul - Windows
- B. 9740 E. Natal - Paint
- C. 2538 S. Sorrelle - Landscape (with stipulation for trees)
- D. 9340 E. Milagro - Front Door
- E. 2232 S. Sorrelle - Pergola
- F. 2436 S. Joplin - Driveway expansion
- G. 9422 E. Kilarea - Paint

MOTION: Dee Hurley made a motion to accept the Architectural Requests as presented, seconded by Beth Patton. Motion carried unanimously.

The Board discussed the one-year timeline and requested that it be specified on the approval letter.

XI. Homeowner Forum

- A. None.

XII. Next Meeting Date

The next meeting will be held on September 18, 2017.

XIII. Adjournment of Open Session

With no other business before the Board, Lisa Quedens adjourned the General Meeting at 7:24 P.M.

Respectfully Submitted,

Dana Desing (TE: 14082507)
Acting Recording Secretary