

Augusta Ranch HOA
c/o FirstService Residential

Board of Directors
General Session Board Meeting Minutes
February 10, 2014
Mesa Police Station
2430 S. Ellsworth
Mesa, AZ 85209

Present:

Board Members:

Monty McCall, President
John Newell, Vice President
Dee Goldammer, Secretary
Lisa Quedens, Treasurer
Gary Bever, Director
Dave Kovach, Director
Andrew Sterling, Director
Sean McNulty, Director

Absent Board Members:

Jennifer Jensen, Director

FirstService Residential Representative:

Kamin Havens, Community Association Manager

2 - Homeowners were Present

1. **Call to Order:**

President Monty McCall called the General Session meeting to order at 6:30 P.M.

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

A **Motion** was made by John Newell to approve the January 20, 2014 General Session minutes as presented, seconded by Lisa Quedens, and carried unanimously.

3. **Homeowner Forum:**

Nothing presented to the Board.

4. **Review January Financial Statement**

A. Lisa Quedens presented the financial report for January 2014.

➤ YTD as of January 31, 2014

Operating funds	\$272,132.94
Reserve Funds	\$496,721.49
Other Assets	<u>\$ 24,000.00</u>
Total Assets	\$792,854.43

- Assessment income over budget approximately \$14,000
- Administrative expenses under budget approximately \$16,000
- Utilities under budget approximately \$1,000
- Landscaping under budget approximately \$1,500
- Security under budget approximately \$500
- Common Area under budget approximately \$44,900

Lisa Quedens noted that everything is going very well and over three months cash is available based on the expenditures.

A **Motion** was made by Dee Goldammer to approve the January financial statement, seconded by Dave Kovach, and carried unanimously.

B. Reserve Report

Monty McCall shared a 20 year reserve study he prepared to present to Great Boards, LLC as a guideline. Monty requested that all Board Members review the report and provide any feedback before it is presented to Great Boards, LLC in April or May, and also requested additional Board Members to assist with the Reserve Study process.

5. **Manager's Report**

A. Task / Administrative Report

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Kamin Havens reported:

- 145 total calls from January 15th - February 4th
- 7 new homeowners in the community for January.
15 disclosures for January, not yet showing on the report as the houses are pending closing.
- 19 architectural requests received from January 20th - February 4th.
- 317 violations were sent out for the month of January.

B. Paint Phase update / Phase 11

Kamin reviewed the status of the paint phases. A list of the residents that are need of painting to be compliant with the CC&R's was presented to the Board for review.

A **Motion** was made by Andrew Sterling for Kamin Havens to proceed with sending paint compliance letters to residents in Phase 11, seconded by Lisa Quedens, and carried unanimously.

C. Easter Event

The Easter Event is planned for April 12th from 8:00 A.M to 11:00 A.M. at the Baldwin Park. Kamin Haven provided the Board with an update, included in the Board packet, on the planning of the Easter Event; breakfast burritos, 1,250 eggs for the hunt, petting zoo, activities and prizes.

Participation is expected to increase this year, and plans are being made for volunteers to assist with the activities.

D. Shredding Event

Kamin Havens presented an idea to have shredding event in our community. The board advised that the City of Mesa has this event twice a year.

6. Landscape/Irrigation

A. Landscape Report

Monty McCall presented the landscape and irrigation report.

- Trees have been trimmed.
- Arbor pros have trimmed homeowners trees.

- Fertilizer has been placed on the grass.
- Pre-emergent has been placed on the turf.
- Liquid fertilizer will be placed on the plants.
- Approval has been made to start the replacement of trees and shrubs on the Neville corner.
- Weed spraying is continuing.

Monty McCall has asked Kamin Haven to seek advice from the attorneys on the options for fining homeowners that backwash or drain their pools in common areas.

B. Irrigation

Monty McCall shared the water report and comparisons over the past few years. There has been significant savings, approximately \$13,000, with the results of the new irrigation technician's clock adjusting and locating and repair of three major leaks.

C. Traffic

Monty McCall met with the City of Mesa Traffic Department to review and evaluate the traffic situation on Madero. The HOA is concerned with the safety of the students in this area.

The Traffic Department will be placing no parking or stopping signs and add a bicycle path in this area.

7. Golf Course Agreement/Updates on building

Monty McCall reported that The Lustig Company was awarded the building contract. Construction is scheduled to begin next Monday, February 17th.

A **Motion** was made by Gary Bever to pay the first draw in the amount of \$47,522.25 from the reserve account to The Lustig Company, seconded by Dave Kovach, and carried unanimously.

8. Website Publication:

Dave Kovach presented the website report:

- Visits are up by 18% over a year ago.
- 10 new users for the month of January

- Pictures from the annual picnic and Rose Buddies have been posted.
- New design is forthcoming
- Board page is number 10 in Popular Pages
- Upcoming events will be added - April 12th Easter Event, and April 26th Garage Sale.

9. Security

Jennifer Jensen was not present at the meeting; however, the security report was provided to the Board for review.

Monty McCall shared some Security personnel changes with the Board and Homeowners.

10. Architectural Request

The following architectural requests were reviewed by the Architectural Committee and presented by Dee Goldammer.

- A. 9242 E. Lobo - Exterior Paint (Jan. Approved)
- B. 9407 E. Kilarea - Exterior Paint (Jan. Approved)
- C. 9236 E. Medina - Exterior Paint (Jan. Approved)
- D. 2738 S. Vincent - Exterior Paint (Jan. Approved)
- E. 9807 E. Monte - Exterior Paint (Jan. Approved)
- F. 9550 E. Navarro - Exterior Paint (Jan. Approved)
- G. 9764 E. Monterey - Exterior Paint (Jan. Approved)
- H. 2345 S. Compton - Exterior Paint (Jan. Approved)
- I. 2637 S. Keene - Exterior Paint (Jan. Denied)
- J. 2637 S. Keene (resubmitted) - Exterior Paint (Jan. Approved)
- K. 9705 E. Lobo - Exterior Paint (Jan. Approved)
- L. 9665 E. Naranja - Office addition (Jan. Approved with the stipulation that City permits are presented to Kamin Havens)
- M. 9750 E. Monte - Exterior Paint (Jan. Approved)
- N. 9232 E. Medina - Exterior Paint (Jan. Approved)
- O. 9403 S. Compton - Exterior Paint (Jan. Approved)
- P. 9705 E. Lobo - Exterior Paint (Jan. Approved)
- Q. 2249 S. Faith - Driveway Extension (Jan Denied)

A **Motion** was made by John Newell to accept the Architectural Committee recommendations, seconded by Dave Kovach, and carried unanimously.

11. Next Meeting Date - March 17, 2014

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12. Adjournment of Open Session

With no further business to come before the Board a **Motion** was made by Lisa Quedens to adjourn the General Session Meeting at 7:58 P.M., seconded by Sean McNulty, and carried unanimously.

Respectfully Submitted,

Beth Ann Moore (TE: 12032601.0211)
Acting Recording Secretary