

Augusta Ranch Homeowners Association
c/o FirstService Residential

Board of Directors
General Session Meeting Minutes
February 16, 2015
Mesa Police Substation
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
David Kovach, Director
Sean McNulty, Director

Absent:

Board Members:

Andrew Sterling, Director

FirstService Residential Representative

Kamin Havens, Community Association Manager

0 - Homeowners were present

1. Call to Order

Monte McCall called the meeting to order at 6:27 P.M.

2. Review and Approval of January Minutes

All Board members present acknowledged reading the January minutes and no additions or corrections were noted. A **MOTION** was made by Dee Goldammer to approve the minutes, seconded by Lisa Quedens, and approved unanimously.

3. Homeowner Forum

No homeowner's were present.

4. Review January Financial Statement

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Lisa Quedens shared regarding the January financials. She shared that total cash was \$596,580. Operating cash is \$238,000. Reserve cash is \$340,000 and they still have the drainage advancement to the golf course of \$18,500. Accounts Receivable total was \$464,800 up about \$54,000 from last month and from the same period last year, they are up by about \$32,000. Income taken in the first month was \$137,900. They are under budget by \$2,090. The assessment income is under budget by the estimate of \$4,389. She shared that although they are under a little, she had just learned that the Palms had not paid the HOA yet, so they will be getting that income next month. Expenses overall were under budget by \$28,800. Administrative expense were under budget by \$14,000. Utilities were under budget by \$47. Landscaping was over budget by \$1500. Security was under budget by \$14,800. Common area was under budget by \$1300. She is estimating that they will transfer \$2,970 each month to the reserves. She shared that they didn't transfer much last year, but a conscious effort will be made this year, to watch for opportunities and transfers will be made as the year goes on when an opportunity presents itself.

John Newell had a question about the drainage advancement. He was asking for clarification on whether this was a drainage assessment or the drainage advancement. Lisa answered that this is the advancement they gave of \$25,000 at the time they were doing the restaurant. Monty said he would like to take \$18,000 of that to put in reserves. Kamin asked, if when the money comes in, if they wanted her to automatically put the \$18,000 into the reserves. Monty asked if everyone agreed with that decision. The Board agreed with the decision. Monty asked for any other additions or corrections to the financials. With none noted, a motion was called to approve the January financials. A **MOTION** was made by John Newell, seconded by Gary Bever, and passed unanimously.

5. Manager's Report

Task/Admin Report

Kamin Havens shared that there were 168 calls in January and 11 new homeowners in January. They received 16 plus Architectural Requests for the January meeting and 171 violations were sent out in January.

Update on Easter Event

Kamin shared that the Easter Event would be held Saturday, March 28th from 8:00 to 11:00 A.M. at Baldwin Park. She has spoken to

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Don and The Vue in the hopes of having it back at the golf course. Unfortunately the course is sold out for a tournament so it cannot be used. The Vue will offer some kind of breakfast and further details will be forthcoming. They will have another egg hunt. Last year they had 1250 eggs for \$160. She asked if the Board wanted the same amount of eggs or wanted to increase the number of eggs. She shared the costs for additional eggs and reminded the Board that each year the event was getting bigger. She said the petting zoo was confirmed. She is working on setting up face painting. The Port-A-Potty has been confirmed at a cost of \$100. There will be a craft table. Lisa found some things for the craft table from Oriental Trading and Kamin shared that she would order the items from them. The prizes will be the same as previously. The large Easter bunnies for the older groups, and then two stuffed bunnies for the younger groups. She will buy candy to put in the Easter bunny's basket. The Board briefly discussed the eggs and the way they handle giving out prizes. It was decided that the outside of the egg be labeled for the winning eggs and that each group will have a different marking on it. There was additional discussion about the possibility of having pictures taken with the Easter Bunny and printed on the spot, as well as using a DJ. She will keep the board apprised regarding the proposal regarding the Easter bunny. They also discussed the usage of Boy Scouts at the event. Sean will follow up with the Boy Scouts.

6. Landscape/Irrigation

David Kovach reported that all or nearly all the lantanas have been cut back. Natal plums would be done next. Arbor Pro has been out the past couple weeks doing tree trimming. They also did all the resident's homes that had signed up for it. EnviroControl came out and sprayed the homes. Dan has been closely monitoring the watering and adjusting when it rains. He shared that they have had a little bit of turnover with the crew and they are supposed to be getting some new crew members. Monty McCall shared regarding water conservation efforts and he shared his concern when he realized that the water bill seemed to be over \$25,000 higher than it should have been. He discovered that the water bill went up by 77 cents per 1000 gallons. He further shared regarding usage at the various parks in the community. Monty pointed out that an additional \$25,000 per year in water costs is a lot of money. He will be meeting with Dan to discuss looking at some possibilities to reduce water usage, but still provide lots of green. He is going to keep a much closer tab on this throughout the year. Lisa

suggested they should probably start expecting yearly increases and budget for the higher costs. Monty pointed out that the water has gone up by \$21,000, their management contract has gone up by \$10,000, and the security contract has gone up about \$10,000. This is going to make for a tighter year from a spending standpoint. Monty also shared some information about the landscape crews and their efforts to keep quality help.

7. Website Publication

Dave shared that the number of visits is up 33 percent over last year. The number of unique visitors is up by 35 percent. Popular pages has stayed about the same. The Board dropped down to number 16 in popularity. There were nine new users.

8. Security

Security Committee/Update

Monty shared that the Security Committee is John, Lisa, and himself. He and Kamin went to VPS and had a briefing with them. Monty is working with Andy. He is concerned that Andy is going to be accepted to United States Army Officer Candidate School and the HOA will lose him if this happens. He shared the monthly security report which showed a run-in with a heroin dealer (as well as a thief) and there was also run-ins with pot smokers. Seeing the types of things the community is being faced with, makes him realize how good it is that they have the security they have in place.

New Vehicle for 2015 Update

Monty shared that the new truck is working out well. They put the Impala up for sale. Monty said that the Blue Book was \$3600.

Domestic Disturbances

Monty also shared that there had been a number of domestic disturbances throughout the community in recent days. He said they are still looking for someone to come on the Board that has a police background.

9. Architectural Requests

Kamin suggested approval for the following architectural requests, except as noted.

- A. 9535 E. Monte - Solar
- B. 9542 E. Keats - Solar

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- C. 2320 S. Sorrelle - Entryway
- D. 2721 S. Duval - Paint
- E. 2738 S. Compton - Paint
- F. 9529 E. Naranja - Paint
- G. 9638 E. Naranja - Paint
- H. 9638 E. Naranja - Paint - denied due to incorrect colors
- I. 9663 E. Navarro - Paint
- J. 9729 E. Lobo - Solar
- K. 2721 S. Keene - Paint
- L. 9248 E. Milagro - Paint -- denied due to incorrect colors
- M. 9547 E. Naranja - Paint
- N. 2561 S. Warren - Landscape
- O. 9261 E. Medina - Paint
- P. 9305 E. Monte - Lights
- Q. 9248 E. Milagro - Paint
- R. 9620 Los Lagos Vista - Approve with stipulation. Owner wants a shed and she must have a five foot setback.
- S. 9608 E. Monterey - Paint
- T. 9415 E. Kiva - removal of large trees. He wanted to remove them without replacing them. He will be sending in a new request with trees being replaced. He also wants to put an extension on the right side of the driveway and a smaller extension on the left-hand side and put a sidewalk gate up -- this was too much concrete. It would be over the 50 percent mark, so he is going to take out the driveway extension and just put the little extension on the left-hand side and the walkway. He will send the revised request in. He also wants to make a double gate for his six by eight trailer. They already rejected the trailer. She told the homeowner that if it could be seen from the street it would receive violations on it. **These requests in their current form were denied.**

10. Next Meeting Date - March 16, 2015

11. Adjournment of Open Session

With no further business before the Board, Monty McCall called for a motion to adjourn. A **MOTION** was made to adjourn by John Newell, seconded by Dave Kovach and the motion carried unanimously.

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