

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

Board of Directors  
General Session Meeting Minutes  
February 15, 2016  
2430 S. Ellsworth  
Mesa, Arizona 85209

**Board Members Present:**

Dee Goldammer, Vice President  
Lisa Quedens, Secretary  
Dorian Eaton, Treasurer  
David Kovach, Director  
Beth Patton, Director

**Board Members Absent:**

John Newell, President  
Gary Bever, Director  
Sean McNulty, Director  
Andrew Sterling, Director

**FirstService Residential Representative:**

Kamin Havens, Community Manager

**1 Homeowner was Present**

**I. Call to Order:**

Vice President Dee Goldammer called the meeting to order at 6:32 P.M.

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

There were no questions or changes requested to the January 25, 2016 meeting minutes. A **MOTION** was made by Beth Patton to approve the January minutes, seconded by David Kovach and approved by all.

**III. Review of January Financial Statement**

Dorian Eaton provided a review of the January Financial Statement.

**Expenses as of January 31, 2016:**

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- Administrative expenses were over budget by \$4,052 due to legal expenses being over by \$2.5K and billing statements over budget by \$2.5K (paid in January for November reimbursables).
- Utilities were within the budget.
- Landscaping expenses were over budget by \$3,635 due to the contract being \$1.5K over budget (new contract after budget), fertilizer in turf areas was over budget by \$1.3K and pre/post emergent was over budget by \$2.5K (budgeted for April).
- Security expenses were under budget by less than \$1,000.
- Common Area expenses were over budget by \$18,454 due to common area maintenance being over budget by \$2.7K (paid invoice on Compton Park from 2015). Drainage easement was over budget by \$17.5K (paid \$50K in arrears). Next quarter it will be \$32.5K.

**Revenue:**

- Assessment Income was \$6,076 lower than expected.
- Other income of \$2,173 was over budget due to uncollected assessments over budget \$2.5K and reimbursements were over by \$3.6K.
- \$80,000 was transferred to the Reserve Account as discussed last month.

**Cash Accounts:**

• Operating	\$221,582
• Reserve	\$446,254
• Drainage Advancement	<u>\$ 18,500</u>
• Total	<u>\$686,336</u>

**Delinquent Accounts Receivable:**

- The Delinquent Accounts Receivable \$385,657, which is \$79,168 less than last year (January 31, 2015)

Kamin Havens reported on a few items which occurred on January 31st and are not reflected on the January balance sheet. Capitol Bank stayed the same at 0.56 percent interest. \$80,000 was transferred on January 31st to Capitol. \$16,667 of the golf course fund was put into First Trust at 0.40 percent interest. The \$10,000 overage from CD was switched to Opus Bank on January 31st. The Mutual of Omaha was moved to Union Bank at 0.45 percent

interest. Opus Bank has been changed over to BOFL at 0.60 percent instead of 0.20 percent. All of these changes will be included in the February financial report.

A **MOTION** was made by Lisa Quedens to approve the January Financial Statement, seconded by Dave Kovach. All voted in favor and the Motion carried.

#### **IV. Manager's Report**

##### **Administrative Update: FSR Connect Reports**

- 175 total calls for January
- 10 new homeowners in the community for January
- 23 architectural requests received for February
- 223 violations were sent out for the month of January

**A. Proposal for Roundabout Signs** - Five (5) roundabouts need new signs to promote The Vue and events at Augusta Ranch and the Golf Club. The second sign will stay the same except it will have a frame to allow for signs to be changed out for different events. There will only be one sign in each roundabout. The suggested design is a two sided sign for increased visibility. There was a concern about vandalism and the suggestion was made to have a way to lock the frame. The proposed signs are 24 inches high; shorter than the current signs which are 32 inches high. Board members were opposed to having two separate signs in each roundabout.

Beth Patton made a **MOTION** to accept both sign designs as options for The Vue with the stipulation that there will only be one sign (double-sided) in each roundabout. The Motion was seconded by Lisa Quedens. All were in favor and the Motion carried.

**B. Easter Update** - March 19, 2016, 8-11 A.M. at Baldwin Park. Chad will again provide juice and pastries. Everything will either be donated or will have a minimal fee.

- o Egg Hunt - 2000 eggs for \$240
- o Games - Candy Jar Guessing Game
  - Musical Chairs with DJ - Don will provide chairs

- o Petting Zoo - 1 Sheep and either a cow or alpaca \$450
- o Face Painting - Disney Princess \$375
- o Bounce House - 1 with generator and attendant \$284
- o Porta-Potties - Friday to Monday \$110
- o Easter Bunny - 1 Bunny, DJ and onsite photos \$775
- o Craft Table - same crafts as last year \$138
- o Prizes - 3 chocolate bunnies, 2 stuffed bunnies
- o Candy - for craft table and Easter Bunny \$50

The total cost is usually \$3,000. We still have \$627 left at this point. After everything is purchased, we will come out under budget. Dave Kovach and Lisa Quedens will attend. Dee Goldammer, Beth Patton and Dorian Eaton are unsure of their availability at this time. It was suggested to ask the ROTC or the Scouts to help with the egg hunt and set up.

Dave Kovach made a **MOTION** to accept the Easter Event activities and vendors, seconded by Beth Patton. All were in favor of the Motion.

**C. GPS System for Security Truck.**

- o Act Soft - 26.99/month, equipment is free unless cancelled in first year, works on PC and Smart phone. Includes maintenance alerts, driver behavior alerts and tracking every 60 seconds. Regional director and support in Phoenix
- o Linxup GPS - \$22.99/month, equipment is free with contract. Unit plugs into OBD II port. Includes phone support and tracking every 60 seconds.
- o iPhone 5s GPS App - \$18.75/month, requires a smart phone
- o Verizon Networkfleet - \$24/month, does not include diagnostics. \$210 for equipment. Will have app for smartphone in the near future. Tracking every 2 minutes.
- o Verizon Networkfleet with Diagnostic - \$26/month and \$240 for equipment. Includes roadside assistance, 4x/year towing and driver behavior alerts. Diagnostic includes DCT Codes.

Kamin recommends the Act Soft because it is regional and was referred by our landscape company who uses it in all of their trucks and trailers.

Discussion: The Verizon Networkfleet does not affect our cell phone data; it pings off of their towers. It is a piece of equipment in the truck rather than a phone app, although we can check it with a phone app. The Linxup equipment was free with a two year contract and is a plug-in device. Board members felt the Verizon options were too expensive and were unsure about using a phone app. The members felt the Act Soft was worth a few more dollars to get the local support.

Dave Kovach made a **MOTION** to approve the Act Soft GPS System for the Security vehicles, seconded by Dorian Eaton. All were in favor and the Motion was approved.

**D. Community Fun Run Update** (Will work with Chad and Don)

- The best date for event is Saturday, November 5, 2016
- Catchy Title - 5K on the 5th
- Run start time is 2PM.
- Musical festival with local acts at different locations on the golf course (Chad will work on)
- Each person will wear wristbands so we know they just didn't come in the middle of event
- Balloon lift off at starting line
- Might have residents pay to join, they would get a T-shirt. Elite athletes would pay more. There would be a cash prize for 1st, 2nd and 3rd place
- VUE would host a big party with a band at the end of run
- Golf course to charge The Vue and the HOA \$1 per person who participates in the run

This item is for an update only. We will help the Vue put this all together. The costs will most likely be split between The Vue and the HOA.

**E. Constant Contacts Update.** Kamin sent out a test email today. She spoke with the owner, Robert, who advised

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her of a promotion for President's Day of 30% off for the first three months and the \$90 charge to build a custom template will be waived. She advised him she cannot decide without the Board. However, with the promotion ending today and with a 30-day money back guarantee, she signed up. She has reviewed the templates, the reports on emails received and rsvp's and believes we will like what this program offers. This would be used instead of the magazine.

Dee Goldammer requested to meet with Beth Patton and Kamin on the newsletter. The question was raised as to who maintains the database of resident email addresses. Kamin stated they are exported onto an excel spreadsheet and the file is inserted just as in the publisher. She will ask if they maintain the email list on their server. There is a tech support line and a support line for beginning users. There was concern about the security of our email addresses not being disclosed or sold. Kamin will follow up on those questions.

#### **V. Golf Course Report**

Lisa Quedens stated we are now three (3) votes shy of meeting the goal and she anticipates it will be completed this week. The attorney will then certify and sign the documents. We are now working with the attorneys on the due diligence.

#### **VI. Landscape and Irrigation Report**

Dave Kovach reported they have completed the conversion from turf to granite (16 tons) by the elementary school. We need to figure out where to put the granite in the maintenance yard as we will be getting \$5,000 in granite. Dan said we can put the granite where the wood is and he would like to have the granite before March 1st. Dorian stated the wood will be taken out March 16-19th. Any wood that is not needed, Monty would like to buy.

In March, we will spray for caterpillars on the Texas Mountain Laurels and will spray the Agaves for the snout weevils. In April we will do the green fertilizer on all the parks and the loop.

There are four (4) sections on Madero between Crimson and the roundabout that can be turned to gravel to save on water costs. This would take 30 tons of gravel at a cost of less than \$2,000.

The recent equipment inventory indicated the need for a few blowers and some mower issues.

A disgruntled employee had called OSHA. They are inspecting to make sure the MSDS's are available and everything is labeled per OSHA.

The parks that were not over seeded are brown, which means we got rid of the weeds. We will transition to Bermuda grass in April, depending on the temperature.

### **VII. Website Report**

Dave Kovach reported we are up 11 percent for January 2016. There was about the same amount of unique visitors and five (5) new users. The Board page jumped up to #9 from #11. He is working on a new form.

### **VIII. Security Report**

Lisa Quedens provided a Security Report covering January 13th to February 13th. They have added Pass-On checks, which is information that we have asked security to watch for. Resident contacts are #1 based on calls in or verbal contacts. It has been very quiet. We will take on Park Central starting March 1st with a 30-day trial. We will document the pros and cons. We will not tow or do anything over and above what we do for the Palms or the master community as we are working with the same staffing level. By April she hopes to have an update. We will include open garage notifications in the beginning and will then have the community manager address repeat offenders. Beth Patton asked if there will be Pass-On checks for reports of someone wandering off. Lisa replied yes if there is a missing child or silver alert, it will also be passed on to the next shift.

### **IX. Architectural Requests**

Dee Goldammer recommended approval for the following requests:

- A. 9328 E. Monterey- Landscape
- B. 2256 S. Faith- Paint

- C. 2336 S. Sorrelle- Sidewalk
- D. 2509 S. Keene- Stone Veneer
- E. 2516 S. Drexel- Paint
- F. 2732 S. Compton- Paint
- G. 9829 E. Knowles- Paint
- H. 9936 E. Laguna Azul- Paint
- I. 9838 E. Kiowa- Paint
- J. 9524 E. Meseto- Front Door
- K. 2758 S. Sorrelle- Awning
- L. 9603 E. Monte- Sidewalk/Driveway Expansion
- M. 9945 E. Lompoc- Paint
- N. 9917 E. Lobo- Paint
- O. 2249 S. Faith- Paint
- P. 9553 E. Naranja- Paint
- Q. 9831 E. Lompoc- Paint
- R. 9603 E. Monte- Granite
- S. Review- 9532 E. Meseto - Front entry way gate.  
 Recommend approval with the stipulation that the gate  
 and door must match the house body color

New Architectural Applications:

- 1. 2733 S. Drexel - Paint (recommend approval)
- 2. 9733 E. Lompoc - Paint (recommend approval)
- 3. 9951 E. Laguna Azul - Paint (recommend approval)
- 4. 2215 S. Faith - Paint (recommend approval)

**Revise Architectural Guidelines:** It was recommended to add Table Mesa Brown to the granite colors. This refers to the guidelines, not the CC&R's. People are using it and there have been a lot of requests for Table Mesa Brown.

Beth Patton made a **MOTION** to approve the addition of Table Mesa Brown to the granite colors in the guidelines, seconded by Lisa Quedens. All were in favor and the Motion passed.

**X. Homeowner Forum**

**A. 2131 S. Alicia - Addition onto Block Wall.**

Kamin will meet with Mr. De Stefano on the paint colors as he would like to use the original colors.

Mr. De Stefano is requesting to add to his block wall and provided pictures of the wall on his corner lot. His wall is lower than his neighbors and he already added to the wall in one section. The wall is to be painted at the

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same time the house is painted. Mr. De Stefano was away for few months and returned home to find no water in his pool and the pipe had been cut. His wife is afraid when she is by herself.

Mr. De Stefano was advised to put in a request to the Architectural Committee for their next meeting on March 18th and to get a letter from his neighbor stating that he does not oppose adding to the wall.

**XI. Next Meeting Date**

The next meeting will be held on March 21, 2016.

**XII. Adjournment of Open Session**

With no other business before the Board, Vice President Dee Goldammer adjourned the General Meeting at 7:22 P.M.

Respectfully Submitted,

Dana Desing, TE: 14082507.0215  
Acting Recording Secretary