

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

**Board of Directors
General Session Meeting Minutes**

**February 19, 2018
Mesa Police Substation, 2430 S. Ellsworth
Mesa, Arizona 85209**

Present:

Board Members:

Lisa Quedens, President
Dee Hurley, Vice President
Gary Bever, Director
David Kovach, Director
LeeAnn Bohman, Director
Jeff Brown, Director (By phone)

Board Members Absent:

Barry Matlack, Treasurer
Sean McNulty, Director
Beth Patton, Director

FirstService Residential Representative:

Kamin Havens, Community Manager

Two Homeowners were Present

I. Call to Order

President Lisa Quedens called the meeting to order at 6:31 P.M.

II. Appoint Secretary Position

LeeAnn Bohman has offered to take on the secretary position.

MOTION: Lisa Quedens moved to appoint LeeAnn Bohman as Board Secretary. Dee Hurley provided a second. Motion passed unanimously.

III. Review and Approval of January Minutes

Dee Hurley asked for clarification on Page 5, under the 2nd bullet where Barry Matlack stated "the difference was that there were two owners of the wall—the homeowner and the golf course. Now we own both." It was suggested to take out "Now we own both." The Board agreed.

MOTION: A Motion was made by Lisa Quedens to approve the January 15, 2018 minutes with the requested change as noted, seconded by Dee Hurley and approved by all.

IV. Review of January HOA Financial Statement

Kamin Havens provided a review of the January, 2018, HOA Financial Statement. The Golf Course Transfer is \$22,709. The Golf Course financials show \$17,847 under Golf Course transfer, which is the amount of the loan. The other \$4,000 is seen going into the Golf Course Reserves. The Special Assessment for painting (\$2,600) is under Income and will be transferred at the end of each month to the Golf Course Reserves. A transfer of \$5,910 is shown, which should have been \$6,910 to Reserves. There was a miscalculation and that will be changed in February. The \$49,000 will be transferred to the Golf Course Reserve in February. Delinquencies jumped up tremendously to \$169,000, because the painting assessments went on those golf course lots, although they are not due until July 15th. Gary Bever asked if that could be separated out to be more accurate. Kamin will ask accounting. Some of the items were listed according to the code, and those codes will be changed to match the budget. The Rebill expense is budgeted for \$10,000 for the year, although the statement will show the quarterly amount of \$833. HOA Income was over budget \$51,000, administrative expenses were \$13,000 positive, and the profit/loss is positive \$105,000.

MOTION: Dave Kovach moved to approve the January Financial Statement, seconded by Gary Bever. Motion passed unanimously.

V. Review of January Golf Financial Statement

The Income for January has a variance of \$4,000 negative. The loan principle is subtracted from the liability on the statement. Total expenses were under by \$18,000 and the Surplus has an over-run of \$14,000 before the Reserves.

MOTION: Dave Kovach moved to approve the January Golf Financial Statement, seconded by LeeAnn Bohman. Motion passed unanimously.

VI. Homeowner Forum

A Homeowner, Steve, felt the fence painting was not done properly. The fences should have been sanded and roughed up, then welded, then primed and painted. He stated the fence was power washed, then painted, then welded, and then touched up with spray paint. He has photos of the paint over cobwebs and spiders, with the paint bubbled and peeling. His fence was moving back and forth and he can take paint off with his finger. The residents were promised that it wouldn't be done like it was 10 years ago.

Lisa Quedens suggested to have the contractor and painter meet with the homeowner to resolve the issues. Each case is different.

Steve noted his neighbor's fences were done identically and the only way to rectify it is to take everything off and start over. The caps were all left open as well.

Dave Kovach advised that the first step is to sit down with the contractor and painter. This is a big project and there will be issues along the way.

A Homeowner, Brian, was told that the HOA paid extra for a performance bond. He asked what that means. Kamin Havens explained that the bank required that we have a bond for the loan. It is her understanding that if the work is not done correctly, we can go against that bond to get it done correctly or get money back.

Brian asked if the bid was supplied to Chris Reinhart, as noted in the last meeting. Kamin stated the bid and the scope of work was provided to him. Brian noted that the bid lists sanding and priming, which was not done. He stated it is a very thin coat of paint, the work was done out of order, and electro-static was not done. He has some elderly neighbors who are not knowledgeable about this type of work and have no way of knowing whether it's good or bad.

Kamin asked if Brian would like an appointment with the contractor as well. He did.

Kamin noted that Section 1 did not go as planned and any issues will be rectified. Both homeowners agreed to have Kamin give their phone numbers to the contractor for scheduling.

VII. Golf Course Report

A. Capital Improvement Budget - This is a 5-year plan through 2022 for major capital expenses that the HOA will be budgeting for. This document was provided to the Board in January to review. Kamin noted three items that were added: The sludge treatment in the lakes at \$3,252 in 2018; the aerators for lakes #9 and #18 at \$8,350 in 2019; and the aerator for lake #10 at \$5,000 in 2020.

Dee Hurley asked about the testing done on Lake #10. Kamin stated the testing has not come back yet. Lisa Quedens noted the plan is to treat, then install aerators, and then fish, although the fish are not programmed in yet.

The CIP plan will be reviewed quarterly and adjusted as needed.

MOTION: Dave Kovach moved to accept the 5-Year Capital Improvement Plan, seconded by Dee Hurley. Motion passed unanimously.

B. Amendment to Lease - The Amendment will address the issues with the Green Jackets, which is Don Rea's responsibility as the Lessee. The Amendment calls for all contractual obligations owed under the Green Jacket Membership to be fulfilled.

MOTION: Gary Bever moved to approve the Amendment to the Golf Course Lease. Dave Kovach provided a second. Motion passed unanimously.

The Green Jackets met with Don Rea. Previously, half of the storage room provided lockers and space for the Green Jackets' golf bags. Both the HOA and the Golf Course need the space for secured storage. The lockers were moved over the weekend to the outside of that storage building. The Golf Course has agreed to store the Green Jackets' clubs there, and Golf Course staff will lock and unlock the room to allow the Green Jackets access to their clubs.

The process for any future issues is to first go to Don Rea, and if there is no resolution then the matter will go to Kamin and the Golf Course Committee, and then to the HOA.

- C. PuttTek Invoice** - The PuttTek invoice for \$5,840 for the circular entry project needs to be ratified as coming out of the Golf Course Reserve Fund.

MOTION: LeeAnn Bohman moved to ratify payments from the Golf Course Reserve Fund for the PuttTek invoice in the amount of \$5,840, as well as extra lighting in the amount of \$420 and signage in the amount of \$2,000; Don Rea will be billed back the amount of \$2,000 on the February invoice for his portion of the PuttTek bill. Gary Bever provided a second. The Motion passed unanimously.

Kamin advised that any time there is an invoice for the Golf Course, it needs to be stated in the Minutes that it will be paid out of the Golf Course Reserve Fund.

- D. New Sprinklers** - There was a Capital Improvement budget item for 2018 for \$11,400 for new sprinklers to be done over 3 years, starting in August. The Golf Course had some sprinklers fail and bought 20 refurbished sprinklers, which will be applied toward the amount in August. Don Rea asked if the HOA could pay the \$3,165.24 invoice now. The Board agreed to pay that invoice now.

VIII. Manager's Report

Administrative Update: FSRConnect Reports

142 Total calls for January.

9 New homeowners in the community for January.

17+ Architectural requests received for the February meeting.

121 Violations were sent out in January.

- A. Revise Garage Sale Date to April 14** - The Choir will be out of state on the original date of April 7. As the Choir handles the Goodwill trucks, it was requested to move the Community Yard Sale to April 14th, 2018. The Board agreed.

- B. Easter Event Update - March 24, 2018, 8-11 a.m.** - Vendors have been confirmed. Kamin will get candy and prizes. The HOA has a supply of bottled water and Kamin will bring a large cooler. After discussion, the Board agreed not to provide food as it is a morning event and families mainly come for the activities. Total cost is approximately \$2,600. Board approval is needed for the vendors as follows:

Egg Hunt - \$240

Petting Zoo - \$450

Face Painting - Laguna Artz \$400

Bounce Houses/Generator - AZ Bounce Pro \$317.58

Porta-Potties - \$110

Jessen Associates - \$825 for Easter Bunny, DJ, Onsite Photos

Craft Table - \$111.84

Prizes/Candy - Approximately \$150

Board Volunteers: Lisa Quedens, Lee Ann Bohman, Dave Kovach. Kamin will contact the ROTC or the high school for volunteers.

MOTION: Lisa Quedens moved to approve the vendors and costs as listed above for the Easter event on March 24, 2018. Dee Hurley provided a second. Motion passed unanimously.

C. Annual Picnic Update (April 21) - Arizona Bounce Pro is one of the largest companies out there, and other companies do not have all of the things AZ Bounce Pro offers. Kamin spoke to Tamara who suggested using six of their generators instead of ProEm's. The bid for \$4,900 includes 6 generators, the cotton candy machine, popcorn machine and materials. We are planning on 1,500 people. We will only order lights from ProEm and Kamin will talk to Tamara for spider boxes. We already have 10 extension cords. Right Away Disposal still needs to provide a quote.

The Events Committee came up with an idea for food and the Vue loves the idea. Each person will get a food ticket worth \$5 which they can use either at the food trucks or the Vue. At the end of the night, how many tickets they have will determine what the HOA owes them. We have budgeted either \$14,000 or 16,000. There was concern on how to prevent people from abusing the ticket system. Hand stamping each person was suggested or people can register the number in their party and food tickets can be in an envelope at a will call set up.

Lisa asked if the food trucks were okay with not getting paid right away, as it will take a few weeks to go through First Service. Kamin stated we can use the credit card that night, and she can increase the limit for that day. Kamin will check with the food trucks if they are willing to wait for payment. Dave Kovach suggested investing in unique tickets, as a lot of people have access to that type of ticket and may try to cheat the system. He suggested having rolls printed with Augusta Ranch. Kamin will check on printing tickets or business cards through Vista Print as meal vouchers. Lisa asked if other HOAs had an event with food trucks where the association paid a portion. Kamin will ask about that.

D. Eagle Scout Project - An Eagle Scout in our community is looking to do a project here. Don Rea suggested the riprap on the golf course. The scout is responsible for leading an entire project including materials and funding. They may be able to hire a contractor, if needed. Kamin asked the Board for ideas.

Ideas: Flagpole, mailboxes (requires permission from Post Office), painting the storm drains in the parks, or community bulletin boards near the mailboxes.

IX. Landscape and Irrigation

A. Landscape Report - Dave reported this January had the highest water use since 2012. Even with the recent rain, none of the retention basins had water in them. Plants and trees will be installed on Guadalupe and Ellsworth the last week in February.

B. Sprinkler Heads in Parks - There were a lot of sprinkler heads not working and the I-35s were discontinued, so we need to switch to I-60s. Dan would like to change out all sprinkler heads before the

summer heat. The cost would be \$8,000. Kamin noted Baldwin Park was already done. Dave stated this will be paid out of the Reserves.

MOTION: Dee Hurley moved to approve replacing the sprinkler heads in parks and retention basins in 2018 at a total cost of \$8,000 to be paid from the Reserves. Gary Bever provided a second. Motion passed unanimously.

X. Website Report

The Website report will be provided next month. Kamin did receive the vacation log disclaimer and will work on adding it to the website.

XI. Security

A. Security Report - Lisa Quedens reviewed the Security Report which covers open garage doors and vacation tips.

Some members stated they do not receive the Security Reports. Kamin emails these to the Board as an attachment.

Lisa asked if there is a list of winter visitors so that security will know if a house will be vacant. Kamin stated there is no such list.

XII. Architectural Requests

Kamin Havens recommended approval for the following requests:

- A. 9506 E. Monterey - Gazebo
- B. 9532 E. Meseto - Window Screens
- C. 2532 S. Drexel - Security Door/RV Gate
- D. 9937 E. Lompoc - Paint
- E. 9702 E. Naranja - Paint
- F. 9732 E. Naranja - Paint
- G. 2428 S. Joplin - Paint
- H. 9664 E. Natal - Paint
- I. 9662 E. Naranja - Paint
- J. 9643 E. Naranja - Paint
- K. 9733 E. Naranja - Paint
- L. 9461 E. Los Lagos - Paint
- M. 9435 E. Kilarea - Paint
- N. 2302 S. Vincent - Paint
- O. 2119 S. Vincent - Paint
- P. 9641 E. Navarro - Large Patio Cover
- Q. 9861 E. Lindner - Front landscape
- R. 9454 E. Lompoc -Pony Wall/Landscape
- S. 2556 S. Keene -Pavers Driveway
- T. 9861 E. Lindner - Landscape
- U. 9527 E. Keats - Paint

NEW REQUESTS:

- V. 9527 E. Keats - Paint
- W. 9937 E. Keats - Paint
- X. 2312 S. Vincent - solar

Items for Discussion:

2532 S. Drexel - Security Door and RV Gate. Kamin stated there is not one like it in the community. It is up to the Board whether to allow it. Kenny Klaus, the Realtor, felt it would add value to the home. One of the neighbors likes it.

Lisa wished it were painted to look like iron. It was noted that it is not a security door, but a gate. Security gates are not mentioned in the guidelines. Lisa noted some homes have a large courtyard with an iron gate. In this case, there is only a few feet between the gate and the front door. This is the third time something was done without approval. The Homeowner stated his house has been broken into. There is a side light by the door that can be secured.

As an HOA, our concern is keeping the property values up. As long as the Realtor feels it is an asset to the home, we should consider approving it. Dee noted there were pink plastic flowers in the front yard. The Board agreed to approve the request and asked Kamin to advise the homeowner that nothing else will be approved without going through the Architectural Application process.

9641 E. Navarro - Large Patio Cover (400 square feet). The owner has a City of Mesa permit issued in January, 2018. Kamin noted that the permit has the old owner's name and an old address. The Board approved the request.

9461 E. Los Lagos - Paint. It was noted that a large 50-foot tree was taken out today and there are no trees in the front yard now. It was unclear whether they planned on doing some landscape work. Kamin will check on it.

MOTION: Dave Kovach moved to accept the Architectural Requests as presented and discussed, seconded by Lee Ann Bohman. Motion Passed.

XIII. Next Meeting Date

The next Board meeting will be held on March 19, 2018.

There was a question on rescheduling Board meetings that fall on a Monday holiday. Kamin will check with the Board members that are absent if they have any issues with meetings that fall on a holiday.

XIV. Adjournment of Open Session

With no other business before the Board, Lisa Quedens adjourned the General Meeting at 7:41 P.M.

Respectfully Submitted,

Dana Desing (TE: 14082507)
Acting Recording Secretary