

Augusta Ranch HOA
c/o FirstService Residential

Board of Directors
General Session Board Meeting Minutes
January 20, 2014
Augusta Ranch Golf Course
2401 S. Lansing
Mesa, AZ 85209

Present:

Board Members:

Monty McCall, President
John Newell, Vice President
Dee Goldammer, Secretary
Lisa Quedens, Director
Gary Bever, Director
Dave Kovach, Director
Jennifer Jensen, Director

Absent Board Members:

Andrew Sterling, Director
Sean McNulty, Director

FirstService Residential Representative:

Kamin Havens, Community Association Manager

3 - Homeowners were Present

1. **Call to Order:**

President Monty McCall called the General Session of the meeting to order at 6:28 P.M.

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

A **Motion** was made by John Newell to approve the November 18, 2013 General Session minutes as presented, seconded by Lisa Quedens, and carried unanimously.

3. **Homeowner Forum:**

A. Ryan James - Parking Violation - not present at the meeting

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B. Thomas Rider - Parking Violation - not present at the meeting

C. Samuel Smith - Parking Violation

Mr. Smith addressed the Board regarding two concerns.

- Parking Violations - Vehicles are parking in front of Mr. Smith's properties that do not belong to his residence; violations are being issued to Mr. Smith. Mr. Smith would like the Board to seek ways to locate the owners of these vehicles.

The Board responded that at the present time there is no way to locate the vehicles' owners.

- Armed Security - Mr. Smith asked the Board why security is now armed. Mr. Smith is concerned about the liability risk.

The Board advised Mr. Smith that these security officers are interviewed, screened, trained, tested and certified. In addition, the training and testing is ongoing throughout their employment. The Board takes this situation and the safety of the homeowners and security officers very seriously.

D. Joshua Burton - Parking on Sidewalk

Mr. Burton addressed the Board with an explanation of how the vehicle was parked and that he had visitors recently. Mr. Burton states he was unaware of the blocking sidewalk violation.

The Board reviewed the parking policy with Mr. Burton, options for special circumstances available via the website and that golf course parking is available for temporary use.

4. Review November & December Financial Statement

A. Lisa Quedens presented the financial report for November and December 2013.

➤ YTD as of December 31, 2013

Operating funds	\$179,292.28
Reserve Funds	\$495,354.91
Other Assets	<u>\$ 24,000.00</u>
Total Assets	\$698,647.19

- Income over budget approximately \$18,000
- Administrative expenses under budget approximately \$15,000
- Utilities over budget approximately \$12,000
- Landscaping over budget approximately \$15,000
- Security over budget approximately \$15,000
- Common Area under budget approximately \$5,600

Overall the Association is approximately \$5,400 over budget.

Lisa Quedens noted that with everything that was accomplished this past year, everything looks very good.

A **Motion** was made by Gary Bever to approve the November and December financial statement, seconded by Dave Kovach, and carried unanimously.

5. Manager's Report

A. Task / Administrative Report

Kamin Havens reported:

- 327 total calls from November 19th - January 14th
- 20 new homeowners in the community from November and December
- 31 architectural requests received from November and December
- 245 violations were sent out for the month of November and December

Kamin is sending manager reports on a weekly basis each Friday to the Board members.

B. Write-offs

Kamin Havens reviewed with the Board the year end write-off documents within the Board packet.

A **Motion** was made by Jennifer Jensen to accept the write-offs to clear the books, seconded by Gary Bever, and carried unanimously.

C. Insurance Matrix

Kamin Havens reviewed the insurance proposals and renewal. Mahoney Group is the incumbent and will remain as the carrier.

A **Motion** was made by John Newell to ratify the renewal acceptance, seconded by Dave Kovach, all carried unanimously.

D. Parking Policy Revision

Kamin Havens has requested a revision on the parking policy document. The times for no parking were omitted on the original document. The new document will include 12:00 A.M. to 5:00 A.M. and be placed in the CC&Rs.

The Board members signed the revision and returned to Kamin.

6. Landscape/Irrigation

A. Landscape Report

Monty McCall presented the landscape and irrigation report.

- Pre-emergent and post-emergent is being applied to granite and turf.
- Cutbacks for lantana will take place soon pending additional frosts.

B. Rose Garden Report aka Rose Buddies

John Newell presented the Board with an update on the Rose Garden Club.

- The Chair of the club is Kathy Newell, with members of all ages and experience.
- The next meeting is scheduled for January 22nd at 7:00 P.M.
- The initial planting will be from 19 up to 29 roses, subject to change.
- The rose costs vary from \$6.00 to \$19.00.
- The roses will be purchased a week from Thursday.
- The planting date is scheduled for February 1st.
- A T-shirt design is in process.

Kamin Havens will make the arrangements for the soil for the garden.

7. **Golf Course Agreement/Updates on building**

Monty McCall advised the Board that the transfer amendment passed.

Three bids are being reviewed with the Architect. John Newell and Monty McCall will meet with the contractors.

A **Motion** was made by Dave Kovach, to purchase the building from Mod Space to start on the interior building, seconded by Jennifer Jensen, and carried unanimously.

A **Motion** was made by Gary Bever to designate Monty McCall and John Newell the authority to select the contractor for the outside work, seconded by Dee Goldammer, and carried unanimously.

8. **Website Publication:**

Dave Kovach presented the website report:

- Visits are up by 22% over a year ago, up 50% over two years
- 19 new users for the months of November and December
- Pictures from the annual picnic and Rose Buddies will be posted soon
- New design is forthcoming
- Board page is number 10 in Popular Pages

9. **Security**

Jennifer Jensen presented the security report:

- In 2013 there were 649 calls
- A hit and run off Ellsworth was reported by a witness, Security was able to locate the individual, and an arrest was made.
- Neighboring communities have had drive-by shooting reports.
- Jennifer Jensen, Kamin Havens, the new customer service rep and a new officer met this morning.
- Monty McCall would like to be kept in the loop of any major issues.

10. Architectural Request

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

- A. 2416 S. Bernard - Exterior Paint (Dec. Approved)
- B. 2462 S. Bristol - Basketball Hoop (Dec. Approved)
- C. 2026 S. Warren - Exterior Paint (Dec. Approved)
- D. 9225 E. Lobo - Exterior Paint (Dec. Approved)
- E. 2729 S. Milburn - Exterior Paint (Dec. Approved)
- F. 2462 S. Sorrelle - Exterior Paint (Dec. Approved)
- G. 9911 E. Meseto - Exterior Paint (Dec. Approved)
- H. 2450 S. Harper - Exterior Paint (Dec. Approved)
- I. 9749 E. Monte - Exterior Paint (Dec. Approved)
- J. 2409 S. Compton - Exterior Paint (Dec. Approved)
- K. 2703 S. Drexel - Security Door (Dec. Approved)
- L. 2247 S. Harper - Security Door (Dec. Approved)
- M. 9322 E. Lobo - Exterior Paint (Dec. Approved)
- N. 9306 E. Medina - Exterior Paint (Dec. Approved)
- O. 9260 E. Lobo - Exterior Paint (Dec. Approved)
- P. 9256 S. Madero - Exterior Paint (Dec. Approved)
- Q. 9304 E. Lobo - Exterior Paint (Dec. Approved)
- R. 2339 S. Compton - Exterior Paint (Approved)
- S. 9302 E. Medina - Exterior Paint (Approved)
- T. 9461 E. Kiva - Solar Panels (Approved)
- U. 9310 E. Monterey, Parcel 2 - Exterior Paint/W Screens
(Approved - scheme 2)
- V. 9222 E. Madero - Exterior Paint (Approved)
- W. 2152 S. Duval - RV Gate (Denied, not consistent with
CC&Rs)
- X. 9218 E. Lobo - Exterior Paint (Deny unapproved colors)
9218 E. Lobo - Security Door (Approved with stipulation
that security door be jet black - not front door.)
- Y. 2436 S. Joplin - Exterior Paint (Approved)
- Z. 9526 E. Natal - Exterior Paint (Approved)
- AA. 9756 E. Lompoc - Exterior Paint (Approved)
- BB. 9845 E. Natal - Exterior Paint (Approved)
- CC. 9917 E. Meseto - Exterior Paint (Approved with
stipulation that front door must be charcoal smudge)
- DD. 2326 S. Bernard - Exterior Paint (Approved)
- EE. 2708 S. Joplin - Exterior Paint (Approved)
- FF. 2143 S. Vincent - Exterior Paint (Approved option #2 -
Deny option #1 unapproved color)
- GG. 2256 S. Sorrelle - Solar Panels (Approved)
- HH. 2558 S. Duval - Exterior Paint (Approved)
- II. 2332 S. Bernard - Exterior Paint (Approved)

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- JJ. **9924 E. Meseto - Exterior Paint** (Approved with stipulation that block wall be same color as the house)
KK. **9958 E. Keats - Pool/Storage Addition** (Approved with stipulation the City approves and if a permit is required by the City that it is displayed)

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

11. **Next Meeting Date - February 10, 2014**

12. **Adjournment of Open Session**

With no further business to come before the Board the General Session Meeting was adjourned at 7:28 P.M.

Respectfully Submitted,

Beth Ann Moore (TE: 12032601.0122)
Acting Recording Secretary