

# Augusta Ranch Homeowners Association



# Board Meeting Minutes 2013

**JANUARY - NOVEMBER 2013**

Augusta Ranch

**JANUARY**



Augusta Ranch Homeowners Association  
c/o Rossmar & Graham Property Management, Inc.  
Mesa, AZ 85209

Board of Directors  
General Session Meeting Minutes  
January 21, 2013  
2430 S. Ellsworth, Mesa, AZ 85209

**Present:**

**Board Members:**

Monty McCall, President  
John Newell, Vice President  
Dee Goldammer, Secretary  
Lisa Quedens, Director  
Gary Bever, Director  
Henry Rice, Director  
Dave Kovach, Director  
Phil Pederson, Director

**Rossmar & Graham Representatives:**

Kamin Havens, Community Association Manager  
Jason Proudft, Rossmar & Graham CEO

**3 Homeowners were Present**

**1. Call to Order:**

A quorum was established and the General Session was called to order by Monty McCall at 6:26 p.m.

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

**Motion** by Gary Bever to accept the November minutes was seconded by John Newell and carried unanimously.

**3. Homeowner Forum:**

Kamin Havens introduced Jason Proudft, the CEO of Rossmar & Graham.

No homeowner issues were addressed.

**4. Review November and December Financial Statement:**

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from January 21, 2013

Lisa Quedens presented the financial report for November and December.

Operating cash is \$208,000  
Reserve Fund - \$510,900  
Income was over for the entire year - \$84,710  
Expenses were over for the year - \$141,200  
Reserve contributions exceeded the anticipated amount by \$27,000  
Delinquent accounts/accounts receivables are down from last month. Current past due is \$439,000. November past due was \$470,000.

Taking into consideration the income and expenses, the Association is over budget by \$56,000. \$50,000 of that is attributed to making the payment to the golf course early, so actual overage is around \$6,500. This includes a transfer of \$25,000 to Reserve as well as all the increases for patrol, utilities, and landscaping.

Budget overages for the year in expenses were utilities, landscaping, and patrol.

FDIC insured accounts allowed for \$250,000 in a Reserve account and \$250,000 in a non-interest bearing account. That has expired as of December 31, 2012 so funds at US Bank (\$239,000) have been moved to a 3 year CD at Mutual of Omaha.

Monty McCall pointed out that considering early payment of \$50,000 to the golf course, transfer of \$25,000 to the Reserve account, plus \$25,000 spent on trimming trees the Association is doing very well financially. Income was \$84,000 more than budget, and that is because delinquent accounts are being pursued aggressively. He also noted that expenses on security were more than anticipated but the increased security has been received very well.

**Motion** by Henry Rice to accept the financial statement was seconded by Gary Bever and carried unanimously.

**5. Manager's Report:**

The Volunteer Day on December 1st was very successful. 50 volunteers came out for the event.  
The write-offs and delinquency/prepaid were addressed.

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from January 21, 2013

A new Valero gas card was obtained. Security has the new cards.

A solar panel was damaged by thrown rocks. It was taken down and replaced by one that was on hand.

A leak detector came out and advised that the fountain has tiny leaks in the basin and needs to be redone. Bids are being collected.

A check for the insurance claim on Ellsworth was received. Light outages have been repaired.

Security has tried to take care of graffiti right away.

The fire extinguisher was used and refilled.

277 calls came into Rossmar Graham over the past month and a half.

There are 28 new homeowners in the community for November and December.

29-plus architectural requests were received.

183 violations were sent out from November 20 to December 31.

The write off report was presented. Hard costs written off in 2011 were \$90,576, money judgments were \$65,000, soft costs were \$25,000, and the credits were about \$10,500. In 2012 the hard costs are about \$70,000, money judgments are about \$49,000, soft costs are \$19,000, and credits are \$17,000. Regarding the credits, \$10,460 will go to the HOA. The other \$7,000 needs to be returned to the homeowner. Monty explained that the \$70,000 written off in 2012 was money owed by people who have moved away; however, the HOA has money judgments against some of them for \$50,000. The difference between \$70,000 and \$50,000 represents money that will not be collected due to bankruptcy and so on and will be written off. Kamin reported that she received a letter and check from the attorney today. A former owner paid \$10,310.33.

**Motion** by Phil Pederson to accept the write offs was seconded by John Newell and carried unanimously.

An Easter event is being planned that will include an egg hunt, 2 bounce houses, a petting zoo, face painting, crafts, and a breakfast brunch. The event will be at Baldwin Park. Dee and Kamin are working on this project and have requested \$2,000. Based on the need for port-a-potties that were not budgeted, the amount was increased to \$2,500. **Motion** by Phil Pederson to appropriate \$2,500 for the Easter event was seconded by John Newell and carried unanimously.

A proposal for new tot lot equipment was introduced. The tot lot equipment on Bernard and Milagro has rusting metal on the steps. There was an attempt to re-cover the steps that was unsuccessful. **Motion** by Dave Kovach to appropriate \$2,875 from Reserve Funds for the tot lot equipment was seconded by Phil Pederson and carried unanimously.

**6. Landscape/Irrigation Report:**

Monty McCall presented the landscape and irrigation report.

There were four days of a hard freeze (five hours or more). A lot of time was spent draining everything, including the 15 water meters and all valve boxes. A lot more time was spent turning things on to check for leaks. All of the very expensive backflows were wrapped. No equipment was lost. All of the landscaping crew participated, so leaf removal was postponed.

All the parks have been cleaned up and are currently being fertilized. Tomorrow the crew will start cleaning the loop of all the leaves. The leaves were blown onto the rye grass before the freeze to protect the grass. All leaves should be gone by Thursday. No plants will be trimmed at this time since another freeze would further compromise the plants.

Monty reported that Jay Cook came from Landmark to Pure Green. Jay worked at the community in 2008, and he is an excellent technician. The community went from 68 million gallons to 38 million gallons of water usage due to Jay's work. He has created maps and is doing some GPSing. He is being paid \$14 an hour and will be starting with the rebuild of the system. This means he will go to every valve box, take it apart, and make sure it's operating correctly. In 2011 28 million gallons were used. In 2012 31 million gallons were used. There were two days of rain in 2012 when the water was unable to be turned off. During 2011 there was a lot of rain and the water was turned off. In 2008 Jay rebuilt a lot of the equipment, but he was moved on to other projects and the landscaper didn't have the talent to maintain the equipment. The sprinkler system turns on, and when the signal goes to turn it off it would take three minutes to turn off. Jay is going through and rebuilding diaphragms. There is \$23,000 in the budget for this project. Last year \$16,000 was spent. The intention this year is to spend all of the budgeted money and perhaps more in order to take advantage of Jay's expertise and really fine tune the system. Guadalupe will be addressed first because it is the

area of highest water use. Guadalupe uses about 350,000 gallons per month whereas Baseline uses 30,000 gallons.

There will be a briefing from the arborists next Monday. John Serio is the head arborist. Joseph is the new arborist who did the tree trimming of the residents and was praised by them. Jesus is the manager. Tree spraying and trimming will be discussed. There is a \$50,000 budget. Some trees were sprayed last year and those trees were marked. \$4500 was spent on the spraying, and it was a success. The Bradford pear trees, which were declining, began sprouting leaves two weeks after being sprayed. 20 pine trees that were sprayed are in better shape. The Shamel ash trees, which looked the worst, were also sprayed. \$10,000 was spent last year cutting down dead trees, and then spent another \$25,000 planting small trees to take their place. It will be cheaper to save existing trees than to remove and replace them.

There is a lot of frost damage. If there is another freeze then trimmed trees will suffer further. The dead leaf matter is protective.

The Texas laurels will be sprayed for caterpillars. The agaves have bore weevils and they will be treated as well.

The fountain is leaking. Bids have been received. \$34,000 is set aside in the Reserve fund to fix the fountain, but it may not cost that much. There is a bid for \$17,000 and a bid from 2010 for \$27,000. The 2010 bid includes repairs that have already been done on the mechanical side. The mechanical side was fixed two years ago and runs great. The pool needs to be replaced, and will be Pebble Tec. Upon Board approval to keep the fountain more bids will be obtained. **Motion** by Phil Pederson to proceed with keeping and repairing the fountain was seconded by Dave Kovach and carried. Dee Goldammer was opposed.

Pure Green does design work, and Monty asked for suggestions to update the landscaping around the monuments. The current monuments have overgrown bushes in front of them. A rendition of the recommendation for the Baldwin entrance was presented.

## **7. Website Report:**

Dave Kovach presented the website report.

The stats show 43% increase in November and almost 72% in December.

The number of visits by metro areas was added.  
The number of visits 2011 versus 2012 has increased by 23%.  
A new photo album has been added to the website with 27 picnic photos and 14 photos of the volunteer event.  
A Pure Green flyer concerning the frost damage was posted on the opening page.  
The Sunset Grill Barbecue Fest coming up this weekend was featured ad well as the City of Mesa outreach newsletter and the pancake breakfast hosted by the Vice Mayor of Mesa.  
A small animal alert was posted due to concerns with the great horned owl.  
The 2012 Board meeting schedule was posted.  
The Lost and Found reported two found dogs, a missing bicycle, and a found scooter.

Monty suggested posting Pure Green's monthly column that is very helpful. He will see about getting it so it can be put on the web page.

#### **8. Security:**

Phil Pederson reported that currently there is security six days. Hours vary on the day shift: two days there are five hours apiece. There are 10 hours at night and 10 hours on other days. Since there has recently been a lot of activity on Sundays and DPS can't recall to calls on Sunday, it is recommended to add a Sunday shift. Right now there are two full time officers at 40 hours apiece and a third, day shift officer, who only works 30 hours. Phil suggests adding 10 hours in order to have three full time officers. This would add \$1,161 per month, increasing the monthly bill from \$12,771 to \$13,932.

**Motion** by Henry Rice to add 10 hours per week security coverage was seconded by Gary Bever and carried unanimously.

#### **9. Architectural Requests:**

Approved during December by the Architectural Committee:

- A. 9840 E. Knowles - Exterior Paint
- B. 2624 S. Parish - Exterior Paint
- C. 2333 S. Bristol - Exterior Paint
- D. 9760 E. Knowles - Exterior Paint
- E. 9501 E. Kilarea - Double Gate
- F. 2422 S. Sorrelle - Solar Panels
- G. 2229 S. Vincent - Exterior Paint
- H. 2506 S. Sorrelle - Solar System - approved

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from January 21, 2013



- I. 9310 E. Madero - Landscaping - homeowner needs to provide sample of veneer to be used.
- J. 9832 E. Lindner - Landscaping - approved
- K. 9441 E. Kilarea - Exterior Paint - approved
- L. 9506 E. Kilarea - Exterior Paint - approved
- M. 9636 E. Lindner - Sidewalk - approved
- N. 9941 E. Lobo - Exterior Paint - approved
- O. 9443 E. Los Lagos Vista - Exterior Paint - approved
- P. 2110 S. Joplin - Exterior Paint - approved
- Q. 2333 S. Compton - Exterior Paint - approved
- R. 9559 S. Lompoc - Exterior Paint - approved
- S. 9403 E. Kiva - Driveway Expansion - approved
- T. 9515 E. Lompoc - Exterior Paint - approved
- U. 9461 E. Los Lagos Vista - Exterior Paint - approved
- V. 2107 S. Drexel - Exterior Paint - approved
- W. 9736 E. Knowles - Exterior Paint - approved
- X. 9821 E. Knowles - Exterior Paint - approved
- Y. 2707 S. Joplin - Landscaping - approved
- Z. 9757 E. Laguna Azul - Solar System - approved
- AA. 2537 S. Compton - Driveway Expansion - approved with stipulation: an approval from the neighbor who shares the property line is required.
- BB. 9766 E. Monte - New Driveway installation - approved
- CC. 9404 E. Kilarea - Exterior Paint - approved
- DD. 4241 S. Faith - Exterior Paint - approved
- EE. 2144 S. Keene & 9519 E. Kilarea - Paint - approved
- FF. 9616 E. Nido - Exterior Paint - approved
- GG. 9427 E. Lompoc - Exterior Paint - approved
- HH. 9253 E. Milagro - Exterior Paint - approved

**Motion** by Phil Pederson to approve the Architectural Committee's recommendation was seconded by Dave Kovach and carried unanimously.

**10. Adjournment:**

Before adjourning, Monty expressed thanks to Gary and Maxwell Morgan. \$35,576 was collected from delinquent accounts last month. The General Session was adjourned by Monty McCall at 7:31 p.m.

TE1202\_1701

**FEBRUARY**



Augusta Ranch Homeowners Association  
c/o Rossmar & Graham Property Management, Inc.  
Mesa, AZ 85209

Board of Directors  
General Session Meeting Minutes  
February 18, 2013  
2430 S. Ellsworth, 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  
Phil Pederson, Director

**Rossmar & Graham Representative:**

Kamin Havens, Community Association Manager

**Absent:**

Henry Rice, Director  
Dorian Eaton, Director

**6 Homeowners were Present**

**1. Call to Order:**

A quorum was established and the General Session was called to order by Monty McCall at 6:30 P.M.

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

**Motion** by John Newell to approve the January meeting minutes and was seconded by Monty McCall and carried unanimously.

**3. Homeowner Forum:**

Seymour Gruber, 9506 E. Los Lagos Vista, received a letter on January 28th that he was going to be levied a fine of \$100. The Jeep Wrangler does not belong to him nor does he know who the owner is. He has given the Board a copy of the vehicles he does

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from February 18, 2013

own from the DMV. Monty McCall discussed this issue would be settled in the executive session later that night.

Jessica Blanton, 2350 S. Bernard, stated that one of the pine trees behind her house appears to have a dying limb. She has made phone calls but doesn't feel like anything has been done to the tree.

**4. Review January Financial Statement:**

Lisa Quedens presented the financial report for January.

Operating cash is \$292,000.

Reserve Fund - \$511,000.

Delinquent accounts/accounts receivable are down from last month by \$52,000. Current past due is \$387,155.

Assessment income is down about \$4,700.

Total income was under budgeted by \$36,500.

Expense and Administrative Expenses were under by \$6,700.

Utility was over by \$1,300.

Landscape was under budget by about \$4,500.

Security is about \$400 over.

Total expenses are under budget by about \$59,000. The \$50,000 drainage easement was paid in December but was due in January.

Transfer to Reserves is on track.

**Motion** by Monty McCall to accept the financial statement was seconded by Gary Bever and carried unanimously.

**5. Manager's Report:**

**A. Task/Admin Report -**

- 182 calls from January 22nd-February 11th.
- 9 new homeowners in the community for January.

- 13 architectural requests received from January 22nd-February 13th.
- 156t violations were sent out from January 1st-31st.
- Valley Protective Services are now on property seven days a week.
- Graffiti on electrical boxes have been removed from Alicia, Baldwin Park.

**B. Easter Event** - Oriental Trading order of eggs, crafts, supplies for the crafts, and candy has been delivered. The vendors, petting zoo, face painting, bounce houses, Easter Bunny, porter potties have been confirmed. The face painting asked for a \$50 deposit which has been placed. Brunch has been confirmed as well.

**C. Paint Phase Update** - Kamin thinks the painting process is going very well. The Board approved the Phase 7 house list and Kamin will get a letter and the architectural application out to the homeowners.

**D. Board Website** - Starting March 1st is the new Board Dashboard for Rossmar Connect.

## **6. Landscape/Irrigation:**

Monty McCall presented the landscape and irrigation report.

For the months of January and February there were 900,000 gallons of water used. Last year was 2,076,000 gallons. The water has been turned back on.

Eight more manifolds to be built on Guadalupe. Four mile stretch of irrigation that's the worst in the project by the developer. 2008 used 5 million gallons of water. Last year was 2.6 million and after the rebuild it's projected to get down to 800,000 gallons a year.

The tree trimming has been active for the past few weeks. It resulted in about \$45 per tree. \$10,000 for spraying the trees which will start this next week. Not every tree will be sprayed. There will also be six Mesquite trees next to the ditch that will be cut down due to big cracks in them to prevent damage to homeowner's backyards.

Monty reported there doesn't seem to be any more frost damage to occur so the trimming back of the frost damage on the trees has begun.

Regarding the pond there have been bids that came in on Saturday. Monty stated himself, Kamin, and John will look at the bids and come up with three different plans.

John Newell knows a person that powder coats that may powder coat the monument signs.

The entrance signs have been re-designed. There are some dwarf plants in place as to not cover the signs when they mature. A planting design has been put in place to help hide the electrical boxes near the signs. A rendition of the recommendation of the Montero entrance was presented. Monty wants to pursue other bids. **Motion** by Phil Pederson to go forward with the Baldwin bid seconded by John Newell and carried unanimously.

**7. Website Publication:**

Dave Kovach presented the website report.

Stats are still up 23%

Home page took over number one from the Board Members page

13 new registered users for the month

Monty is putting Pure Green's monthly column on there as well.

**8. Security:**

Phil Pederson reported that everything has been running smoothly. January finished out with 44 service calls from the residents and that's increasing. For February it is currently at 38 service calls. The parking tickets have been getting worse. For December there was 87 tickets, for January it was 133, for February it is at 90 so far. Crime report from Mesa police department was down in just about everything.

For the city ordinances of Mesa requires all dogs to be on a leash whether on private property or public property. The Board

is going to have to address this because there isn't anything in the CC&R's yet specifically about dogs being on leashes. The Board cannot enforce the city ordinances of Mesa laws for the community parks. Monty is going to write up a board resolution regarding this matter.

**9. Architectural Request:**

- A. 9310 E. Madero - Paint Exterior - approved
- B. 9758 E. Laguna Azul - Paint Exterior - approved
- C. 9507 E. Kilarea - Paint Exterior - disapproved because trim color is not part of the scheme
- D. 9613 E. Lompoc - Paint Exterior
- E. 2447 S. Bristol - Driveway Expansion
- F. 9748 E. Lompoc - Paint Exterior - approved with stipulation that the Buffalo Herd she was requesting could be used only on the front door not for pop outs or trim
- G. 9357 E. Mendoza - Paint Exterior
- H. 2160 S. Keene - Paint Exterior
- I. 9562 E. Lindner:
  - Driveway Expansion - approved with stipulation it has to have a 45 degree angle
  - RV Gate - approved
  - Paint Exterior - approved
  - Oleander bushes - approved
  - Rod Iron Gate - denied because it does not exist in the community at all
- J. 9620 E. Lindner - Paint Exterior
- K. 9446 E. Kilarea - Paint Exterior
- L. 9550 E. Nevarro - Paint Exterior - approved

**Motion** by Phil Pederson to approve the Architectural Committee's recommendation was seconded by Lisa Quedens and carried unanimously.

**10. Adjournment of General Session:**

The General Session was adjourned by Monty McCall at 7:51 P.M.

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Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from February 18, 2013



**MARCH**



Augusta Ranch Homeowners Association  
c/o Rossmar & Graham Property Management, Inc.  
Mesa, AZ 85209

Board of Directors  
General Session Meeting Minutes  
March 18, 2013  
2430 S. Ellsworth, 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  
Henry Rice, Director  
Dorian Eaton, Director

**Rossmar & Graham Representative:**

Kamin Havens, Community Association Manager

0 Homeowners were Present

1. **Call to Order:**

A quorum was established and the General Session was called to order by Monty McCall at 6:30 P.M.

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

**Motion** by Monty McCall to approve the February meeting minutes and was seconded by John Newell and carried unanimously.

3. **Homeowner Forum:**

0 Homeowners present.

4. **Dorian Eaton/Phil Pederson:**

Dorian Eaton has submitted his resignation. John Newell presented Jennifer Jensen as consideration to the Board to fulfill the next two months of the term. **Motion** by Monty McCall

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from March 18, 2013

to have Jennifer Jenson fulfill Dorian Eaton's position as a member of Board of Directors and carried unanimously.

Phil Pederson has resigned as of today. **Motion** by John Newell to accept Phil Pederson's resignation and carried unanimously.

**5. Review February Financial Statement:**

Lisa Quedens presented the financial report for February.

Total cash in February is \$765,160.  
Accounts Receivable is significantly down from last year.  
Delinquent accounts are at \$377,897.  
Administrative Expenses is under budget by \$10,000.  
Utilities are on budget.  
Landscaping is over budget due to irrigation.  
Security is on budget.  
Common area is under budget by \$51,000 due to \$50,000 easement that was typically paid in January but was paid in December.

**Motion** by Monty McCall to accept the financial report was seconded by John Newell and carried unanimously.

**6. Manager's Report:**

**A. Task/Admin Report -**

- New statements went out for the collections.
- Dog signs have been ordered.
- Phase 7 painting has gone out to everybody.
- All residents had their trees trimmed.
- Sent in one DMV this month.
- All people were sent over to collections on March 5th with 30 on the list.
- Greyhunter took off all the graffiti of 5-7 poles.
- 9749 E. Naranja tree behind that needs to be taken out which will be done the following day.
- Transfer station at Bernard/Milagro was installed.
- Morning Star Solar controllers have been ordered and are delivered to Mark.
- Water reports were mailed to the state.
- Two doggie stations were installed.
- Greyhunter painted the second coat on the City of Mesa park wall.

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from March 18, 2013

- The trash can at Madero was installed.
- 223 calls were taken from February 19th-March 13th.
- 12 new homeowners to the community for February.
- 31 architectural requests received from February 19th-March 13th.
- 240 violations were sent out for the month of February.

B. **Easter Event** - The eggs have been ordered and already delivered. Petting zoo has already been paid for in full. Kamin will send out an email to the vendors on Thursday as a reminder. Face painting already has deposit. Bounce houses are taken care of. Age groups are 0-2, 3-5, 6-8, 9-11, 12 and up for the egg hunt. Craft table supplies have been ordered and delivered.

C. **Annual Meeting** - The golf course has already been booked for the meeting in May. For food it would be crackers and cheese and other finger type foods.

D. **Reserve Study** - Monty McCall has devised the first 10 years of expenses. Between 2013 through 2021 for expenses such as play structure repair, HOA on-site office, monument sign upgrade, irrigation upgrade, granite replacement, security car, monument pond, and Ramada refurbishment would be \$375,000 spent.

## 7. Landscape/Irrigation:

A. **Landscape Report** - The damage due to frost is on schedule for trimming. By Thursday the loop should be finished and then move onto the parks on Monterey and Ellsworth and then move into 96th Street park followed by Guadalupe. The ground around the agaves was injected to help not lose any more. There was also a spray on the Texas Laurels for the caterpillars. The entrance to Baldwin, which was in the budget, was redone and was about \$4,500 due to granite and plants. **Motion** by Monty McCall to do the 96th Street entrance next was carried unanimously.

B. **Community Rose Garden** - John Newell proposes to have a rose garden at the roundabout coming in off of

Baldwin. If a minimum of four or five people join then the rose club will begin at the end of summer.

**8. Website Publication:**

Dave Kovach presented the website report.

Up over 28% than last year.

Visitors from the top five countries, one from Bulgaria, some from Hawaii.

Board Members has dropped down to number 7.

17 new users for the month of February.

It's been suggested to have a map put on the community information page. Dave presented three different maps to the Board. It was also suggested to put the parks on the map as well.

**9. Security:**

A. **Security Update** - Monty McCall will be the point of contact for security due to Phil's resignation.

B. **Dog Leash Resolution** - For the safety of the animals Monty McCall formed this resolution regarding whether people should be given violations for having dogs off of leashes in the community parks. Per City of Mesa, it is a law that all dogs need to be on leashes when not in an enclosed backyard or in a house. There will be signs in the park stating dogs must be on leashes. Monty McCall recommends tabling this and bringing it up at the next meeting.

**10. Architectural Requests:**

A. **9514 E. Los Lagos Vista - Exterior Paint - Approved**

B. **9507 E. Kilarea - Exterior Paint - Approved**

C. **9444 E. Natal - Exterior Paint - Approved**

D. **9535 E. Los Lagos Vista - Exterior Paint - Denied because colors are not in scheme**

E. **2629 S. Parish - Exterior Paint - Approved**

F. **9452 E. Kilarea - Exterior Paint - Approved**

G. **9711 E. Knowles - Exterior Paint - Approved**

H. **9564 E. Los Lagos Vista - Exterior Paint - Approved**

I. **9612 E. Los Lagos Vista - Driveway Expansion - Approved with stipulation, two plants must be put in and at a 45 degree angle**

J. **9812 E. Monterey - Granite - Approved**

K. **9924 E. Meseto - Exterior Paint - Denied because colors are not in scheme**

- L. 9527 E. Los Lagos Vista - Exterior Paint - Denied  
because colors are not in correct color scheme
- M. 2155 S. Keene - Exterior Paint - Approved
- N. 2719 S. Joplin - Exterior Paint - Denied because not  
original colors
- O. 9755 E. Meseto - Exterior Paint - Approved
- P. 9636 E. Lindner - Exterior Paint - Approved
- Q. 2104 S. Joplin - Exterior Paint - Approved
- R. 9806 E. Keats - Exterior Paint - Approved
- S. 9451 E. Kiva - Exterior Paint - Approved
- T. 9550 E. Navarro - Exterior Paint - Approved
- U. 9812 E. Monterey - Exterior Paint - Approved
- V. 9629 E. Keats - Exterior Paint - Approved
- W. 9929 E. Keats - Exterior Paint - Approved
- X. 2753 S. Milburn - Exterior Paint - Approved
- Y. 9526 E. Kiva - Exterior Paint - Approved
- Z. 2146 S. Duval - Exterior Paint - Approved
- AA. 9519 E. Los Lagos Vista - Exterior Paint - Approved
- BB. 2756 S. Compton - 2 Desert Willow Trees - Approved
- CC. 9614 E. Lompoc - Exterior Paint - Approved

**11. Adjournment of General Session:**

The General Session was adjourned by Monty McCall at 8:00 P.M.

TE11040701.0319

**APRIL**



**Augusta Ranch Homeowners Association  
c/o Rossmar & Graham Property Management, Inc.  
Mesa, AZ 85209**

**Board of Directors  
General Session Meeting Minutes  
April 15, 2013  
2430 S. Ellsworth, 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  
Henry Rice, Director  
Jennifer Jenson, Director

**Rossmar & Graham Representative:**

Kamin Havens, Community Association Manager

**5 Homeowners were Present**

**1. Call to Order:**

A quorum was established and the General Session was called to order by Monty McCall at 6:27 P.M.

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

**Motion** by Monty McCall to approve the March meeting minutes and was seconded by Lisa Quedens and carried unanimously.

**3. Homeowner Forum:**

9305 E. Medina - She suggested for security officers to not tell individuals that they received a call about them. In doing so, a particular young man who has been called on previously has gone around asking all neighbors who called security on him. She does not feel it is appropriate to be questioned like this. She also had a question about the parking policies regarding a truck nearby that parks all day and all weekend on the street, sometimes parking in the opposite flow of traffic. Kamin

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from April 15, 2013



informed her that Mesa PD told them there is nothing the security can do about improperly parked vehicles. John Newell also informed her that she can go on the website and under suspicious activity she can report the vehicle and security will be prompted to investigate.

2127 S. Joplin - The homeowners have received a ticket in December for \$100 fine which they paid due to their son parking on the street at night. In March they received another fine for \$250 for their son parking on the street again, this time due to out of town guests visiting and not enough parking space. They do not feel they should be responsible for paying the \$250. They also received another fine for \$500 for a vehicle parked that was not theirs. They told the Board they were not aware of the time frame from 12:00 A.M. to 5:00 A.M. of no parking on the street. Kamin informed them it is now in the CC&R's, the magazine, and as well as on the website under policies. John Newell informed them they can apply for a parking permit if they need to park on the street. Kamin let them know that during the Executive Session the Board will make a decision about the fines.

**4. Review March Financial Statement:**

Lisa Quedens presented the financial statement for March.

Operating cash is \$254,800.  
Reserve cash is \$513,000.  
Accounts Receivables are down again from last year at \$7,650.  
Assessment Income is back on track.  
Income is over by \$9,000.  
Administrative cost is down.  
Utilities are on budget.  
Landscaping is up between irrigation repairs and the tree trimming but within the budget.  
Security is up \$874.  
Common Area is okay. The \$50,000 under is because the Board paid \$50,000 last year so it is really under \$1,700.

**Motion** by Monty McCall to accept the financial report was seconded by Dave Kovach and carried unanimously.

**5. Manager's Report:**

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from April 15, 2013

**A. Task/Admin Report -**

- Security car got in a fender bender but it is being fixed by State Farm. Will get signage on the bumper once repairs are completed.
- Still working on upholstery for the security car on the driver's side seat.
- For backflow testing, PureGreen does not have their license right now, so currently using Benrich who has been doing the backflows for two years.
- Have added Jennifer Jenson to the Board List.
- For the annual meeting Friday April 12th is the last day to hand in candidate applications.
- Dog signs were ordered.
- Dee and Kamin worked on Paint Phase 8.
- Received gas receipts from security and those are all accounted for.
- Rose Garden has a list of four people for volunteers.
- 294 calls for the month of March.
- 16 new homeowners in the month of March.
- 26 Architectural requests received.
- 391 violations were sent out for the month of March.

**B. Easter Event Update/Annual Picnic -** The total for the Easter Event was \$2391. Lisa brought up for the Annual Picnic possibly start charging residents for a ticket \$1 for kids and \$2 for adults covering for food and all the activities, therefore recoup some money back and do another event for around \$2,500. Also charging a small minimal amount may help not having people from other communities coming over to eat the free food.

**C. Annual Meeting -** Dee and Kamin met with Todd and got everything taken care of. Todd is going to have six tables with eight chairs at each table with teal table cloths. Going to buy plants to go on top. Rossmar is donating three \$25 gift cards. Todd will be providing soda, fruit, vegetables, crackers, and cheese. Rossmar will donate water.

**D. Reserve Study -** Monty McCall devised the next 10 years from 2022-2031 for expenses. In the next meeting Monty McCall will have the next 10 years devised.

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from April 15, 2013

- E. **Paint Phase Update** - Phase 9 will be by Monterey/Keene, Phase 10 will be by Lobo/Medina, Phase 11 will be the Milagro/Monte, Phase 12 will be by Milburn. Dee and Kamin went out and put Phase 8 together and Kamin will send out the violations. **Motion** by John Newell to approve Phase 8 and carried unanimously.
- F. **Fountain Remodel** - John Newell and Monty McCall came to the conclusion they should push out the remodel until October.
- G. **Email Monday Updates to Community** - Kamin suggested that anything the Board wants sent out to the homeowners to get it to Kamin by Mondays so she can send out an email blast by Monday or Tuesday.

6. **Landscape/Irrigation:**

Monty McCall presented the landscape and irrigation report.

All the frost damage has been removed. Getting rid of the rye grass has started on April 15th. Revolver is going to kill all the weeds and all the rye grass. The Bermuda is disappearing because it is over seeded every single year, and it should only be over seeded every third year.

7. **Website Publication:**

Dave Kovach presented the website report.  
Up over 59% than last year.  
Board Members have gone back up to Number 2 from Number 7 of last month.  
Garage and Classified show up as Number 5.  
15 new users in March.  
Visitors from the top three countries, US being number one, Canada, and then Mexico.

8. **Security:**

The meeting for April 15th was postponed until April 22nd at 12:00 at the Golf Course. VPS needs to sign a new sergeant for the crew.

9. **Architectural Request:**

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from April 15, 2013

- A. 2215 S. Faith - Block wall at entry - Approved
- B. 2059 S. Alicia - Exterior Paint - Approved
- C. 9527 E. Los Lagos Vista - Exterior Paint - Approved
- D. 2065 S. Alicia - Exterior Paint - Approved
- E. 9560 E. Navarro - Lattice Backyard - Approved
- F. 9518 E. Kilarrea - Exterior Paint - Approved
- G. 9903 E. Monterey - Exterior Paint - Approved
- H. 9646 E. Keats - Exterior Paint - Approved
- I. 2248 S. Sorrelle - Exterior Paint - Approved
- J. 9231 E. Lompoc - Exterior Paint - Sent over to  
Monterra
- K. 9728 E. Kiva - Exterior Paint - Approved
- L. 2158 S. Duval - Exterior Paint - Approved
- M. 9627 E. Los Lagos Vista - Exterior Paint - Approved
- N. 9506 E. Monterey - Block wall - Denied unless willing  
to add 12 inches to his and neighbors wall
- O. 9550 E. Navarro- Front yard landscape - Approved
- P. 9803 E. Nopal - Exterior Paint - Approved
- Q. 2131 S. Vincent - Exterior Paint - Approved
- R. 9629 E. Natal - Exterior Paint - Approved
- S. 9360 E. Kiva - Exterior Paint - Approved
- T. 9344 E. Kiva - Exterior Paint - Approved
- U. 2719 S. Joplin - Exterior Paint - Approved
- V. 9647 E. Natal - Exterior Paint - Approved
- W. 9624 E. Monterey - RV Gate - Denied
- X. 9624 E. Monterey - Break wall for 30 days to provide  
temporary access to pool - Approved
- Y. 9665 E. Naranja - Exterior Paint - Approved
- Z. 9532 E. Lindner - Exterior Paint - Approved

**Motion** by John Newell to approve the Architectural Committee's recommendation was seconded by Lisa Quedens and carried unanimously.

**10. Next Meeting Date: May 20, 2013 (Annual Meeting)**

**11. Adjournment of General Session:**

The General Session was adjourned by Monty McCall at 7:24 P.M.

TE11040701.0417

**MAY**



**JUNE**



Augusta Ranch Homeowners Association  
c/o Rossmar & Graham Property Management, Inc.  
Mesa, AZ 85209

Board of Directors  
General Session Meeting Minutes  
June 17, 2013  
2430 S. Ellsworth, 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  
Andrew Sterling, Director

**Absent:**

Henry Rice, Director

**Rossmar & Graham Representative:**

Kamin Havens, Community Associate Manager

**3 Homeowners were Present**

**1. Call to Order:**

The General Session was called to order by Monty McCall at 6:30 P.M.

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

**Motion** by Monty McCall to approve the April meeting minutes and was seconded by John Newell and carried unanimously.

**3. Homeowner Forum:**

Amy Natter, Rebill and Parking Hours - Homeowner sent in her payment on the 30th and was not aware it could take 3 business days to post. She feels the website should inform homeowners of the 3 day post and feels she should not have to pay the late bill and rebill she received. She also feels the parking hours

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from June 17, 2013

from 12:00 A.M. to 5:00 A.M. should be changed and that a security vehicle was giving her son's friend a ticket 5 minutes to 12:00 one night. Kamin informed her security normally doesn't start writing parking violations until closer to 1:00 due to security having many other things to do at night. Kamin let Amy Natter know that this would be discussed further in the Executive Session regarding her late fee.

Robin James - She doesn't feel that the parking rule for no parking from 12:00 A.M. to 5:00 A.M. on the street is consistent. She suggests the Board evaluate the policy and change it so it isn't as broad of a policy regarding the hours being 12:00 A.M. to 5:00 A.M. She feels if the security sees a car on the street one night, then a second night, then a third night and a violation following it, then that is more consistent of a policy. Kamin informed her the Board would discuss this in the Executive Session.

**4. Review April and May Financial Statement:**

Lisa Quedens presented the financial statement for April and May.

Operating cash is \$257,448.

Reserve cash is \$515,000.

Assessment Revenue is down but it fluctuates month to month.

Administrative cost is down.

Utilities cost is down.

Landscaping is over by \$7,000.

Patrol Service is down by \$1,700.

Common area is down by \$50,000 due to the Board paying that \$50,000 last year.

**Motion** by Dave Kovach to accept the financial report was seconded by John Newell and carried unanimously.

**5. Election of Officers:**

- **Secretary - Motion** by Dave Kovach to nominate Dee Goldammer as Secretary and was seconded by Lisa Quedens.
- **Treasurer - Motion** by John Newell to nominate Lisa Quedens for Treasurer and was seconded by Dee Goldammer.



- **Vice President - Motion** by Lisa Quedens to nominate John Newell for Vice President and was seconded by Dave Kovach.
- **President - Motion** by John Newell to nominate Monty McCall for President and was seconded by Dee Goldammer.

**6. Manager's Report:**

**A. Task/Admin Report -**

- 217 calls from May 20th-June 12th
- 16 new homeowners for the month of May
- 16 architectural requests received from May 20th-June 12th
- 237 violations were sent out for the month of May

**B. Casino Night - Partnership -** Augusta Ranch partnering with the Golf Course for Casino Night was \$2,500.

**C. Rebranding Company Name -** As of June 27th, 2013 Rossmar & Graham will change to First Service Residential. There will be more buying power for communities, with references to go to, to see how they handle what happens in their community, such as golf courses, etc. This name change will be seamless to the HOA. It will be the same CEOs, VPs, and same website for payments for homeowners.

**D. Park Central Rental -** There is a foreclosed home in Park Central that Augusta Ranch has possession of. The previous owner owes \$11,000 but has filed bankruptcy and the money will not be recouped from that homeowner. It is recommended that the tenant sign a one or two year lease and live in the Park Central house for \$500 per month. The \$500 will help cover the HOA fee of \$96.50 a month and with the extra \$403.50 the HOA can recoup the \$11,000 owed to them over the course of a few years. The tenant must understand that the bank may take the house at any time, but with a lease they will may be more obligated to let him serve out the remainder months, and help the Park Central HOA receive their dues. The house is in rough shape but they do have a bid of \$1,625 to remove pad, carpet, and furniture then replace it with a cheaper pad and carpet throughout the house. Andrew Sterling

brought up the concern if tenant would have renter's insurance for the property so the Board would not be liable. **Motion** by Dee Goldammer to approve this, seconded by Jennifer Jensen, with the stipulation a special liability be written into the lease contract.

## 7. Landscape/Irrigation:

Monty McCall presented the landscape and irrigation report.

- A. Landscape Report - 157 pine trees had their canopies lifted on the loop. It will be less stress on the trees during the summer time. There is a bid in order on doing the trees on Granite, Ellsworth and Guadalupe for next year. On Baldwin Park and the Loop the rye grass has been aerated and Revolver placed to kill the rye grass. By the end of July the Loop and Baldwin Park should look great. For the South ditch it will look better by the end of the year. For the North ditch it looks bad because of the improper irrigation system put together by the city. There will be five to six big pine trees taken out for \$500 that are damaged. Landscape is over budget at the moment due to the tree trimming but will be back on budget by the end of the year.
- B. Architect Proposal - On Page 7-8 is Exhibit 1 for the proposal. **Motion** by Dave Kovach to accept it and seconded by Gary Bever. **Motion** by Jennifer Jensen and seconded by Dave Kovach to accept Andy Pulsipher as the architect, carried unanimously.
- C. Golf Course Agreement - **Motion** to approve the Easement and Use Agreement by Dave Kovach and seconded by Gary Bever, carried unanimously.

## 8. Website Publication:

Dave Kovach presented the website report.

Up over 40% from visits and unique visitors than last year.

16 new users for the month of May.

Visitors from the top three countries, US being number one, Canada, and then Mexico.

Board Members are no longer in the top 10.

**9. Security:**

Jennifer Jensen presented the Security report.

- A. Security Update - Jennifer Jensen suggests preparing a general letter to be sent to houses from the Board after a disturbance has happened at the house the previous night. This is to help let the homeowners know the Board is aware of what happened and to be considered as a first warning. There are certain houses in particular that keep getting Mesa PD called multiple times per month that are becoming trouble homes and it will help the Board to have documentation showing each time a disturbance has occurred.

**10. Architectural Requests:**

- A. 9615 E. Monte - Exterior Paint - Approved (May)
- B. 9426 E. Los Lagos Vista - Front Door - Approved (May)
- C. 2105 S. Bristol - Exterior Paint - Approved (May)
- D. 9252 E. Medina - Landscape - Approved (May)
- E. 9541 E. Meseto - Awning Backyard - Approved (May)
- F. 9524 E. Monterey - Exterior Paint - Approved (May)
- G. 9623 E. Monterey - Exterior Paint - Approved (May)
- H. 9425 E. Los Lagos Vista - Tuff Shed - Approved (May)
- I. 9542 E. Monterey - Exterior Paint - Approved (May)
- J. 9835 E. Naranja- Exterior Paint - Approved (May)
- K. 9541 E. Meseto - Exterior Paint - Approved (May)
- L. 2312 S. Sorrelle - Exterior Paint - Approved (May)
- M. 9433 E. Kiva - Exterior Paint - Approved (May)
- N. 9558 E. Keats - Exterior Paint - Approved (May)
- O. 2144 S. Keene - Exterior Paint - Approved (May)
- P. 9519 E. Kilarea - Exterior Paint - Approved (May)
- Q. 9461 E. Kiva - Exterior Paint - Approved (May)
- R. 9860 E. Monterey - Exterior Paint - Approved (May)
- S. 9713 E. Lobo - Exterior Paint - Approved (May)
- T. 9816 E. Lindner - Exterior Paint - Approved (May)
- U. 9409 E. Kiva - Exterior Paint - Approved (May)
- V. 9320 E. Kiva - Exterior Paint - Approved (May)
- W. 2545 S. Warren - Exterior Paint - Approved (May)
- X. 9542 E. Keats - Exterior Paint - Approved (May)
- Y. 9439 E. Kiva - Exterior Paint - Approved (May)
- Z. 9533 E. Keats - Exterior Paint - Approved (May)
- AA. 9560 E. Monterey - Exterior Paint - Approved (May)
- BB. 2152 S. Duval - Exterior Paint - Approved (May)
- CC. 9604 E. Monterey - Exterior Paint - Approved (May)
- DD. 9566 E. Monterey - Exterior Paint - Approved (May)

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from June 17, 2013

- EE. 9539 E. Lindner - Exterior Paint - Approved (May)
- FF. 2117 S. Bristol - Exterior Paint - Approved (May)
- GG. 9550 E. Keats - Exterior Paint - Approved (May)
- HH. 9412 E. Kiva - Exterior Paint - Approved (May)
- II. 9552 E. Los Lagos Vista - Exterior Paint - Approved  
(May)
- JJ. 9518 E. Monterey - Exterior Paint - Approved (May)
- KK. 2614 S. Vincent - Exterior Paint - Approved (May)
- LL. 9326 E. Kiva - Exterior Paint - Approved (May)
- MM. 9304 E. Monterey - Solar - Approved (May)
- NN. 9627 E. Los Lagos Vista - Garage door color - Denied  
(May)
- OO. 9425 E. Los Lagos Vista - Exterior Paint - Approved  
with stipulation outer boundary only front door color  
(May)
- PP. 9403 E. Kiva - Driveway Expansion - Approved with  
stipulation it must have 45 degree angle and 2 plants  
(May)
- QQ. 2744 S. Keene - Granite - Approved (May)
- RR. 9641 E. Navarro - Gutters - Approved (May)
- SS. 2552 S. Duval - Exterior Paint - Approved
- TT. 9514 E. Kiva - Exterior Paint - Approved
- UU. 9831 E. Lompoc - Gazebo/Pavers - Approved with  
stipulation for 5 foot set back
- VV. 9561 E. Monterey - Exterior Paint - Approved
- WW. 9559 E. Los Lagos Vista - Exterior Paint - Approved  
with stipulation can't paint garage door cocoa
- XX. 2613 S. Keene - Exterior Paint - Denied because  
wrong colors
- YY. 2404 S. Bernard - Exterior Paint - Approved
- ZZ. 2711 S. Milburn - Exterior Paint - Approved
- AAA. 9752 E. Knowles - Exterior Paint - Approved
- BBB. 9503 E. Los Lagos Vista - Exterior Paint - Approved
- CCC. 9458 E. Kilarea - Exterior Paint - Approved
- DDD. 9739 E. Laguna Azul - Solar System - Approved
- EEE. 2133 S. Joplin - Exterior Paint - Approved
- FFF. 9752 E. Meseto - Block Wall Access - Approved
- GGG. 9328 E. Lobo - Exterior Paint - Approved
- HHH. 2549 S. Warren - Exterior Paint - Denied because  
colors are not in color palette
- III. 2539 S. Warren - Exterior Paint - Denied because  
wrong colors

**Motion** by John Newell to approve the Architectural Committee's recommendations was seconded by Dave Kovach and carried unanimously.

**11. Next Meeting Date: July 15, 2013**

**12. Adjournment of General Session:**

The General Session was adjourned by Monty McCall at 8:08 P.M.

**Exhibit 1:**

Committee Report on Property Manager Office Requirement  
13 June 13

In May, the Board was notified by our management company, Rossmar & Graham, that they were closing its Mesa office effective 1 July 2013. They plan to consolidate all administration operations in Scottsdale. Of course, the travel time to Scottsdale does not "work" for our Association, nor for our property manager or for those homeowners who for various reasons need to visit the management company in person. The Board set out to look for alternatives to include changing management companies. The problem with this alternative is that the Board very much likes our present property manager, Kamin Havens, and that the two other companies that could handle our association are located a considerable distance from the complex. It also should be pointed out that Rossmar & Graham has served this Association very well for a number of years and was recently voted by Ranking Arizona the best property management company in the valley for seven years straight in a row. Further, changing management companies can be an administrative nightmare.

The only two alternatives that would work were to rent an office space near Augusta Ranch or establish an office at the Golf Course. Off-site office space is very expensive and would be a continuous rent expense year after years. Therefore, the Committee feels that the best course of action would be for the Golf Course and the Association to "partner" in a modular office structure near the tenth tee. The Association will occupy a portion of the space with a private entrance and the golf course will move the pro shop into the rest of the space. This will allow the golf course food and beverage department to extend its operation into the entire space of the present club house. Food and Beverage has had to turn down a number of revenue producing, large parties, and wedding receptions because of the lack of air conditioned space. This course of action would also improve the

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from June 17, 2013

cash position of the Golf Course which has been a concern due to the present economic situation.

Having an on-site office for our property manager would be to be a real plus for the Board and our homeowners. The benefits range across the entire spectrum of our Association operation. Rossmar & Graham has agreed to electronically connect our on-site office with its Scottsdale operation and has agreed to donate the necessary office furniture. Our Property Manager will be on-site the majority of the time and will be able to provide better management to our vendors and real-time information to our homeowners.

Although there is an initial cost to the Association for this partnership, it is recoverable within a few years, whereas renting a commercial office space off-site is now. We feel this is a win/win situation for us and our golf course. Augusta Ranch is one of the very few large communities that do not have an Association Clubhouse and on-site Office. Over the past few years we have endeavored to partnership with the golf course in social events, and community security. We are both stronger for this relationship.

Monty McCall

John Newell

TE11040701.0618

**JULY**



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

Board of Directors  
General Session Meeting Minutes  
July 15, 2013  
2430 S. Ellsworth, 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  
Andrew Sterling, Director

**Absent:**

Henry Rice, Director

**FirstService Residential Representative:**

Kamin Havens, Community Associate Manager

**2 Homeowners were Present**

**1. Call to Order:**

The General Session was called to order by Monty McCall at 6:29 P.M.

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

Page 2 and 3 from June Minutes - Change Dee Quedens to Dee Goldammer. **Motion** by Monty McCall to approve the June minutes and was seconded by Dee Goldammer and was carried unanimously.

**3. Homeowner Forum:**

Janis Hayward - She asked for an extension of one year for painting her house. Monty informed her it would be advised during the executive session.

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from July 15, 2013



**4. Review June Financial Statement:**

Lisa Quedens presented the financial statement for June.

Total cash through June is \$794,300, of that the Operating cash is \$278,000. The remaining \$516,000 is for Reserves.

Change from last month is up about \$21,400.

Accounts receivable is \$386,000. Up a little bit from same time last year by about \$18,000.

Assessment income is down about \$42,000.

Administrative expenses is under \$14,500.

Utilities cost are under \$3,000.

Landscaping is over by almost \$5,000.

Security is over about \$5,700.

Common area is under \$48,600.

Total operating expenses overall is under \$55,700 and \$50,000 of that is because the HOA paid the drainage easement in the prior year.

**5. Manager's Report:**

**A. Task/Admin Report -**

- 209 calls from June 13<sup>th</sup>-July 10<sup>th</sup>
- 12 new homeowners for the month of June
- 10 architectural requests received from June
- 243 violations were sent out for the month of June
- Enviro-Control has now switched from servicing the property on Tuesdays to now Mondays

**B. Pool Draining Violation -** Per city ordinance a homeowner cannot drain pool in the gutter or backwash in the gutter. On Neville near the common area a pool has been drained in that area and almost \$15,000 worth of trees and plants have died off due to the chlorine and chemicals. Enviro-Control can spray the soil to help it grow again but it will die off once the pool is drained next year. The violation will consist of fining the homeowner on the second citation and keeping the citations on. Kamin will redo the policy and bring it back in August for the Board to sign.

**C. Painting Update - Motion** by Dave Kovach to accept Phase 9 was seconded by Monty McCall and carried unanimously.

D. **New Collection Policy/Rebill** - From the June meeting the Board wanted to change the rebill fee from the 1<sup>st</sup> to the 5<sup>th</sup> of the month. Kamin changed it in the collection policy.

E. **Annual Picnic** - Another community used a company, Arizona Bounce Pro, which provided zip lining, bungee trampoline, and rock climbing. Kamin will contact this company to check on prices to add new things to the annual picnic this year scheduled for October 19<sup>th</sup>, 2013.

## 6. Landscape/Irrigation:

Monty McCall presented the landscape and irrigation report.

A. **Landscape Report** - The landscape crew has gone down to four people but they aren't an experienced crew. The reason is the company advertises as West Valley but the crew has to drive out to Augusta Ranch and it's a long drive for them. They have put out flyers near the community to hire more landscape crew. PureGreen has provided an additional three men to clean up the pine needles on the loop. There was a delay in cleaning up the needles due to reseeding the loop with Bermuda seed. 273 trees will be sprayed due to being diseased that will cost about \$6,400. The budget of \$404,000 has been spent. \$6,000 was spent on the ditch turning the water back on. For October a decision needs to be made whether to overseed or not which depends on the quality of the loop. If the decision is made to not over seed the winter visitors will be unhappy with the appearance. The side effect is by over seeding year after year the Bermuda gets killed which has happened already on the loop.

B. **Pond Reconstruction** - **Motion** by John Newell to ratify that a vote was approved to start reconstruction of the pond at the proposed price of \$18,450, seconded by Dave Kovach and carried unanimously.

## 7. Golf Course Agreement:

The building by the golf course has been selected and ended up costing \$2,000 less than expected. Monty sent the agreement over to the golf course and the owner sent it to their attorney. Nothing will happen until the end of the year so some money will be spent this year and the rest will be spent next year.

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from July 15, 2013

**8. Website Publication:**

Dave Kovach presented the website report.

Visits is up just under 12%

21 new users for the month of June

Board is at number 11 for popular pages

Still advertising golf course on the website

**9. Security:**

Jennifer Jensen presented the security report.

A. Security Update - Officer Keith Harris has joined the security staff. He was with VPS the previous two months then started training with Augusta Ranch three weeks ago. The security staff went to training with the company owner of VPS and completed self-defense training.

**10. Architectural Requests:**

A. 9820 E. Nopal - Exterior Paint - Approved

B. 2613 S. Keene - Exterior Paint - Approved

C. 9663 E. Natal - Exterior Paint - Approved

D. 9929 E Monterey - Landscape - Approved

E. 2454 S. Sorrelle - Exterior Paint - Approved

F. 9507 E. Monte - Exterior Paint - Approved

G. 2019 S. Alicia - Exterior Paint - Approved

H. 9908 E. Medina - Driveway Expansion - Approved

I. 9440 E. Los Lagos Vista - Landscape - Approved

J. 9713 E. Lobo - Landscape - Approved

K. 2155 S. Bristol - Exterior Paint - Approved

**Motion** by Dave Kovach to approve the Architectural Committee's recommendations was seconded by John Newell and carried unanimously.

**11. Next Meeting Date: August 19, 2013**

**12. Adjournment of General Session:**

The General Session was adjourned by Monty McCall at 7:37 P.M.

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Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from July 15, 2013



**AUGUST**



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

Board of Directors  
General Session Meeting Minutes  
August 19, 2013  
2430 S. Ellsworth, 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  
Andrew Sterling, Director

**Absent:**

None

**FirstService Residential Representative:**

Kamin Havens, Community Associate Manager

**1 Homeowners were Present**

**1. Call to Order:**

The General Session was called to order by Monty McCall at 6:30 P.M.

**2. Appoint new Board Member - Sean McNulty:**

Mr. Sean McNulty addressed the Board providing his background, experience and history with Augusta Ranch.

A **Motion** to approve the appointment of Sean McNulty to the Board of Directors was made by Gary Bever, seconded by John Newell, all carried unanimously.

A silent ballot was taken and tallied by Kamin. Sean was voted onto the Board.

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from August 19, 2013

**3. Review and Approval of July Minutes:**

A **Motion** was made by John Newell to approve the July minutes as presented, seconded by Jennifer Jensen, and carried unanimously.

**4. Homeowner Forum:**

No presentations to the Board.

**5. Review July Financial Statement:**

Lisa Quedens presented the financial statement for July.

- Total cash through July is \$819,850.
- Compared to last July there is an increase of \$60,000.
- Accounts receivable is \$431,372.
- Administrative expenses are under \$17,995.
- Utilities cost are under \$6,177.
- Landscaping is over \$11,487.
- Security is over \$6,329.
- Common area is under \$50,496.
- Total operating expenses overall are under \$56.853.

Monty McCall reviewed the delinquencies.

A **Motion** was made by John Newell to approve the July Financial Report as presented, seconded by Gary Bever, and carried unanimously.

**6. Manager's Report:**

**A. Task/Admin Report -**

- 227 calls
- 23 new homeowners for the month of July
- 20 architectural requests received from July
- 318 violations were sent out for the month of July

**B. Annual Picnic/wristbands -** October 19, 2013 is the scheduled date for the picnic.

Kamin reviewed the updates and quotes, included in the Master Board packet, for the event. Kamin will continue to negotiate the quote from Arizona Bounce Pro.

The Board suggested that only glow necklaces be purchased from Oriental Trading and exclude the candy.

Kamin suggested that three tables be set up at the entrance for transfer fee amendment signatures, necklaces and wristband distribution.

Attendees will be required to provide an address to enter the event.

**C. Valley Protective Service Contract** - Kamin reviewed the revised contract, included in the Master Board packet, which reflects the name change from Rossmar & Graham to FirstService Residential and the updated rates.

**D. Monument Sign Proposal** - The Board discussed the Sierra Signs proposals included in the Master Board packet.

A **Motion** made by Sean McNulty to approve proposal #23186 in amount of \$2,519.80, seconded by John Newell, and carried unanimously.

## **7. Landscape/Irrigation:**

Monty McCall presented the landscape and irrigation report.

### **A. Landscape Report -**

Water usage has decreased from 21.5 million gallons in 2012 to 17.2 million gallons in 2013, a savings of approximately \$14,000. This decrease is a result of better monitoring of the watering clocks.

Turfs look great, with pre-emergent being applied. Some areas in the loop will be overseeded, others will not. Monty will review and update residents regarding overseeding in the upcoming community magazine.

Yellow lantana is suffering in the heat; all future lantana will be marigold (a deeper yellow) lantana.

PureGreen is upgrading equipment with a maintenance plan. Weekly reports are being provided to the Board, with a meeting taking place every other Monday to review landscaping and irrigations.

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from August 19, 2013



**8. Golf Course Agreement/Updates on building:**

Monty met with Ray and Don last Friday, the easement agreement was signed.

Plans have been submitted to the City. Weekly contact is being made by Kamin for updates, and she will be advised when the meeting is set with the architect.

Renovations on the golf course are scheduled to begin in October.

**9. Website Publication:**

Dave Kovach presented the website report.

- Visits are up 9.71%
- 16 new users for the month of July
- Board is at number 12 for popular pages
- Advertising on website include the golf course, using caution while driving-watch for children, police purse grab concerns and picnic news.

**10. Security:**

Jennifer Jensen presented the security report.

- A. Security Update -  
Jennifer updated the Board on events, reports and notifications for the past month.

Jennifer requested suggestions for animals that are lost to help determine if they are chipped, and suggestions for locations to take animals that need a home or care until the owners are located.

Recertification of guards with testing will be taking place this month.

A new sergeant is in the process of being appointed.

**11. Architectural Requests:**

- A. 9338 E. Kiva - Exterior Paint - Denied/color choice
- B. 9765 E. Knowles - Exterior Paint - Approved
- C. 9603 E. Monte - Exterior Paint - Approved

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from August 19, 2013

- D. 9520 E. Natal - Exterior Paint - Approved
- E. 9558 E. Los Lagos Vista - Exterior Paint - Denied/color choice
- F. 9739 E. Knowles - Exterior Paint - Approved
- G. 9804 E. Monterey - Exterior Paint - Approved
- H. 2124 S. Alicia - Exterior Paint - Approved
- I. 9745 E. Lobo - Patio Cover - Approved
- J. 9641 E. Laguna Azul - Exterior Paint - Approved
- K. 9603 E. Los Lagos Vista - Exterior Paint - Approved
- L. 9745 E. Lobo - Exterior Paint - Approved
- M. 9908 E. Medina - Exterior Paint of Wall - Approved
- N. 9948 E. Meseto - Exterior Paint - Approved
- O. 9524 E. Monterey - Exterior Paint - Approved
- P. 9416 E. Natal - Exterior Paint - Approved
- Q. 2527 S. Keene - Exterior Paint Fence - Approved
- R. 9705 E. Lobo - Exterior Paint - Denied/color choice
- S. 2554 S. Bristol - Front Landscape - Approved w/ stipulation of granite approval.
- T. 9535 E. Natal - Exterior Paint - Approved

A **Motion** was made by Monty McCall to approve the Architectural Committee's recommendations, and carried unanimously.

**12. Community Magazine:**

Monty updated the Board on the community magazine publication.

Kamin is receiving a large number of calls, questions and comments regarding overnight parking. Monty will include in the President's Message an article reviewing the CC&R overnight parking policy.

**12. Next Meeting Date: September 16, 2013 at 6:30 P.M.**

**13. Adjournment of General Session:**

The General Session was adjourned by Monty McCall at 7:50 P.M.

Respectfully Submitted,

Beth Ann Moore (12032601.0820)  
Acting Recording Secretary

**SEPTEMBER**



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

Board of Directors  
General Session Meeting Minutes  
September 23, 2013  
2401 S. Lansing, Mesa, AZ 85209

**Present:**

**Board Members:**

Monty McCall, President  
John Newell, Vice President  
Lisa Quedens, Director  
Gary Bever, Director  
Dave Kovach, Director  
Jennifer Jensen, Director  
Andrew Sterling, Director

**Absent:**

Dee Goldammer

**FirstService Residential Representative:**

Kamin Havens, Community Associate Manager

**3 Homeowners were Present**

**1. Call to Order:**

The General Session was called to order by Monty McCall at 6:30 P.M.

**3. Review and Approval of August Minutes:**

A **Motion** was made by John Newell to approve the August minutes as presented, seconded by Lisa Quedens, and carried unanimously.

**4. Homeowner Forum:**

A. Christopher James- Spoke to the board regarding parking violations. Did not see in CC&Rs where it shows the time where cars cannot be on street. \$500 is too much for a parking violation. Would have liked security to let him

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from September 23, 2013

know that his son's friends were parking around the corner. Is asking the board to waive the fines.

B. Whitney Stonebraker- Spoke to the board regarding repainting the popouts on her home. She thought that if an approved color from Dunn Edwards it would be OK to paint.

## 5. Review August Financial Statement:

Lisa Quedens presented the financial statement for August.

- Total cash through August is \$763,051.
- Compared to last August there is an decrease of \$45,000.
- Administrative expenses are under \$20,682.
- Utilities cost are under \$6,929.
- Landscaping is over \$17,711.
- Security is over \$7,803.
- Common area is under \$50,783.
- Total operating expenses overall are under \$52,878.

Monty McCall stated that last quarter we sent 8 people over to collections and this quarter we sent over 15 people. Also, the landscape projects are all completed for the rest of the year.

A **Motion** was made by Gary Beaver to approve the August Financial Report as presented, seconded by Sean McNulty, and carried unanimously.

Lisa Quedens presented the budget to the Board of Directors. Please take a look at the budget draft. If you see any discrepancies please email Lisa by the October meeting. We will be approving the budget in October.

## 6. Manager's Report:

### A. Task/Admin Report -

- 223 calls
- 9 new homeowners for the month of August
- 27 architectural requests received from August
- 206 violations were sent out for the month of August

**B. Annual Picnic/wristbands** - October 19, 2013 is the scheduled date for the picnic.

Kamin reviewed the updates and map for Annual Picnic, included in the Master Board packet, for the event. Deposits have all been made and items have been ordered.

Kamin spoke about needing more volunteers at the entrance to sign people in and give out necklaces.

**C. Monument Sign Proposal** - The Board discussed the Sierra Signs proposals for the letters that were stolen on 96<sup>th</sup>/Guadalupe, included in the Master Board packet.

A **Motion** made by Lisa Quedens to approve proposal #23285 in amount of \$1322.40, seconded by Andrew Sterling, and carried unanimously.

**D. Pool Agency Proposal**- The Board discussed the Pool Agency proposal for the vacuum port, 3<sup>rd</sup> riser and boulder lifted.

A **Motion** made by Gary Beaver to approve proposal #8716 for \$1047.45 and \$650, seconded by Sean McNulty, and carried unanimously.

**E. Greyhunter Proposal** - The board discussed the Greyhunter proposal to powder coat and install the lettering at Baldwin/Baseline and Neville/Ellsworth.

A **Motion** made by John Newell to approve the \$900 proposal, seconded by Sean McNulty, carried unanimously.

**F. Dave Bang Proposal**- The board discussed the replacement of the crawl tube at Bernard Milagro Park. It would be \$1300 to replace or \$3000 to replace with metal cat walk that would last around 15 years.

A **Motion** made by Jennifer Jensen to approve the \$3000 cat walk proposal, seconded by John Newell, carried unanimously.

7. **Landscape/Irrigation:**

Monty McCall presented the landscape and irrigation report.

- A. The irrigation has been turned off to the Baldwin Park and the Horseshoe loop to get ready to overseed. The lawn mower will be lowered each week before scalping.
- B. We have 6 dead tree that need to be removed and negotiating prices.
- C. Greyhunter is redoing the wiring for the lighting at the fountain. After that is complete the irrigation, granite and annual flowers will be installed.
- D. Artificial Turf- The proposals were between \$4800-\$5200 for turf and curbing. We are going to overseed this year and wait until next year to install turf.

**8. Golf Course Agreement/Updates on building:**

Monty, Kamin and Andy Pulsipher met with the City of Mesa for the pre-submittal meeting. Everything went good and we just had to make a few minor changes. Andy will resubmit to the planning department and should hear back around 2-4 weeks.

**9. Website Publication:**

Dave Kovach presented the website report.

- Visits are up 8.1%
- 9 new users for the month of August
- Board is at number 18 for popular pages
- Advertising on website include the golf course, community garage sale and using caution while driving- watch for children

**10. Security:**

Jennifer Jensen presented the security report.

- A. Security Update -  
Jennifer updated the Board on events, reports and notifications for the past month.
  - Parking tickets- 146
  - Open door notifications-28
  - Trespassed- 8
  - Solicitors-4
  - Lost animals-2

**11. Architectural Requests:**

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from September 23, 2013

- A. 9635 E. Natal - Exterior Paint - Approved
- B. 9634 E. Nido - Exterior Paint - Approved
- C. 9338 E. Kiva - Exterior Paint - Approved
- D. 9417 E. Natal - Exterior Paint - Approved/Lunar Eclipse front door only
- E. 9823 E. Monte - Exterior Paint - Approved Cobblestone Path front door only
- F. 2619 S. Keene - Exterior Paint - Approved
- G. 9609 E. Monte - Exterior Paint - Approved
- H. 2555 S. Warren - Exterior Paint - Approved
- I. 9602 E. Nido - Exterior Paint - Approved
- J. 9743 E. Meseto - Exterior Paint - Approved
- K. 2446 S. Drexel - Exterior Paint - Approved
- L. 2457 S. Joplin - Exterior Paint - Approved
- M. 9315 E. Monterey - Exterior Paint- Approved
- N. 9325 E. Kiva - Exterior Paint - Approved
- O. 9438 E. Natal - Exterior Paint - Denied/color choice
- P. 9762 E. Natal - Exterior Paint - Approved both schemes
- Q. 9717 E. Naranja - Exterior Paint - Approved
- R. 9945 E. Keats - Exterior Paint - Approved
- S. 9709 E. Natal - Exterior Paint - Approved
- T. 9828 E. Knowles - Exterior Paint - Approved
- U. 9315 E. Monterey- Exterior Paint- Approved
- V. 2235 S. Vincent- Exterior paint- Denied/color choice
- W. 2325 S. Vincent- Exterior Paint-Approved
- X. 9740 E. Meseto- Landscaping- Approved
- Y. 2534 S. Keene- Exterior Paint- Approved
- Z. 2244 S. Duval- Exterior Paint- Approved
- AA. 9564 E. Meseto- Exterior Paint- Approved
- BB. 9219 E. Monterey- Solar- Approved
- CC. 2265 S. Vincent- Exterior Paint-Approved
- DD. 9538 E. Monte- Exterior Paint-Approved

A **Motion** was made by John Newell to approve the Architectural Committee's recommendations, and carried unanimously.

12. **Next Meeting Date:** October 21, 2013 at 6:30 P.M.

13. **Adjournment of General Session:**

The General Session was adjourned by Monty McCall at 7:42 P.M.



Acting Recording Secretary

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from September 23, 2013

**OCTOBER**



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

Board of Directors  
General Session Meeting Minutes  
October 21, 2013  
2401 South 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  
Andrew Sterling, Director  
Sean McNulty, Director

**Absent:**

None

**FirstService Residential Representative:**

Kamin Havens, Community Associate Manager

**6 Homeowners were Present**

**1. Call to Order:**

The General Session was called to order by Monty McCall at 6:30 P.M.

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

A **Motion** was made by Dave Kovach to approve the September minutes, correcting to include Sean McNulty, Director, as being present. It was seconded by Jennifer Jensen and carried unanimously.

3. **Homeowner Forum:**

- A. (Homeowner "Marilyn") voiced concern over speeding traffic, noting that speed limit signs are not posted in certain areas. Kamin Havens reported that the City of Mesa has increased their traffic stops. Monty McCall reported that Sean McNulty has a meeting with the City regarding buses and asked if he could discuss traffic at that meeting. Sean noted that homeowners are encouraged to attend City council meetings or contact the City. Their information is available through their website.
- B. Homeowner Jennie Unroe presented her request to be allowed to have chickens.

4. **Review September Financial Statement:**

- A. Lisa Quedens presented the financial statement for September.
- Operating cash for September was \$191,000, reserves of \$505,000 for a total of \$697,280.
  - In Accounts Receivable, we are down about \$7,000 from last month, and almost \$14,000 in the same period from last year.
  - Assessment income on Statement of Revenues & Expenses indicated as being under by \$96,811.95 is off due to timing of reporting from when bills are due. When it is annualized, it is actually closer to about \$33,000-\$34,000 under, about the amount of collections.
  - Administrative expense is under by \$26,000.
  - Utilities are remaining under at \$8,700.
  - Landscaping is over \$30,000, a lot of which is due to tree trimming and fertilizing.
  - Security is over \$10,000, mostly due to the contract as well as vehicle maintenance.
  - Common area is under by about \$3,000.
  - Total operating expenses overall are over by about \$2,000.

A **Motion** was made by John Newell to approve the September Financial Report as presented, seconded by Dave Kovach, and carried unanimously.

- B. Monty McCall asked Gary Bever to check with the attorney regarding balance of monies being held in trust accounts.

- C. The new owner transfer fee amendment was discussed, with just under 1,200 votes received so far, with only three no votes. However, 250 votes are still needed to approve the amendment. If the amendment passes, it will hopefully provide enough income to avoid raising dues in 2015. Monty McCall proposed that the Board divide up the non-responsive homeowners by streets to send letters. Kamin Havens will provide the list of non-responsive homeowners for letters and personal contact by the Board.
- D. Lisa Quedens will start looking into contract and having FirstService on-site or possibly hire as reimbursable employee.
- E. The Board discussed the proposed 2014 budget. Dave Kovach made a **motion** to approve, seconded by Sean McNulty and unanimously approved.
- F. Lisa Quedens discussed having a compilation done versus an audit, presenting quotes for \$675 and \$2,750 respectively. She noted that a full audit could be done end of 2014. John Newell made a **motion** to go with the compilation for \$675, seconded by Gary Bever and passed unanimously.

5. **Manager's Report:**

**A. Task/Admin Report -**

- 170 calls.
- 10 new homeowners for the month of September.
- 13 architectural requests received from September.
- 126 violations were sent out for the month of September.

**B. Annual Picnic -**

- Monty McCall reviewed the picnic and thanked everyone.
- Suggestions for improvement for next year:
  - Eight additional lights (where? what for?).
  - Check in alphabetically by name.
  - Wristbands worked in keeping out uninvited guests.

- Suggest a hand stamp next year to speed things up.
- Suggested a family contest.
- Child injury was discussed.
- Have handouts with times and locations of On Course for the Holiday.

#### **C. Next Events -**

- Monty McCall noted the next charity event will be the holiday event on Friday, December 13, 2013, for the Shriners Children's hospital.
- (Homeowner "Ernest") volunteered to assist.
- Monty McCall noted 95 signatures have been received for the transfer amendment at the Annual Picnic.
- Kamin Havens discussed preliminary plans for the community yard sale in March/April.

#### **6. Landscape/Irrigation:**

Monty McCall presented the landscape and irrigation report.

- The fountain is done.
- Currently over budget by about \$17,000, but feels we will be within budget by the year end.
- Tree removal will be done next week.
- Pine trees will be trimmed in the loop this year and will consider doing it on Ellsworth and Guadalupe next year.

#### **7. Golf Course Agreement/Updates on Building:**

Kamin Havens reviewed the ModSpace contract proposal for \$46,163.00. She noted that they could start in a week once approved. Monty McCall noted that this will be an asset added to the balance sheet. Don's alarm and surveillance equipment will be moved there and will be secure. A **motion** to approve the contract was made by Diane Goldammer, seconded by Dave Kovach and unanimously approved.

#### **8. Website Publication:**

Dave Kovach presented the website report.

- Visits are up 53%
- 15 new users for the month of September

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from October 21, 2013

➤ Board is up to number seven for popular pages

**9. Security:**

Jennifer Jensen presented the security report and updated the Board on security, parking violations, theft, vandalism and activities for the past month. Kamin Havens will email security newsletter to Dave Kovach for website.

**10. Architectural Requests:**

- A. 2329 S. Faith - Exterior Paint - Approved
  - B. 9819 E. Kiva - RV Gate/Concrete pad - Not approved, pad will be on neighbor's lawn; need neighbor's approval.
  - C. 9849 E. Lindner - Solar Panels - Approved
  - D. 9912 E. Laguna Azul - Solar Panels - Approved
  - E. 2610 S. Keene - Exterior Paint - Approved
  - F. 9619 E. Kiva - Exterior Paint - Approved
  - G. 9544 E. Meseto - Exterior Paint - Approved
  - H. 9612 E. Lindner - Exterior Paint - Approved
  - I. 9865 E. Monterey - Exterior Paint - Approved
  - J. 2452 S. Joplin - Exterior Paint - Approved
  - K. 9865 E. Nopal - Exterior Paint and Stone Veneer - Approved; Driveway Pavers - Denied.
  - L. 9832 E. Monte - Exterior Paint - Approved
  - M. 9428 E. Kilarea - Exterior Paint - Approved
  - N. 2735 S. Sorrelle - Exterior Paint - Approved
  - O. 9635 E. Natal - Satellite Dish - Approved
  - P. 2530 Bernard - (?) - Approved
  - Q. (2715 S. Vincent - Exterior Paint - Approved
- A Motion was made by John Newell to approve the Architectural Committee's recommendations and carried unanimously.

**11. Next Meeting Date:**

**November 18, 2013 at 6:30 P.M.** Monty McCall reminded there is no meeting in December.

**12. Adjournment of General Session:**

The General Session was adjourned by Monty McCall at 7:55 P.M.

Respectfully Submitted,

Angie D. Jones (13021507.1021)  
Acting Recording Secretary



**NOVEMBER**



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

Board of Directors  
General Session Meeting Minutes  
November 18, 2013  
2401 South 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  
Andrew Sterling, Director

**Absent:**

Sean McNulty, Director

**FirstService Residential Representative:**

Kamin Havens, Community Associate Manager

**Homeowners Present: 0**

**1. Call to Order:**

The General Session was called to order by Monty McCall at 6:30 P.M.

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

A **Motion** was made by John Newell to approve the October 21, 2013, minutes. It was seconded by Lisa Quedens, and carried unanimously.

**4. Homeowner Forum:**

No homeowners were present.

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from November 19, 2013

5. **Review October Financial Statement:**

A. Lisa Quedens presented the financial statement for October, noting:

- \_\_\_ If assessment income is annualized, we should be at \$933,800. We are at \$951,500 which is not too far off from where we need to be, with the gap closing.
- \_\_\_ Administrative expenses are under budget by \$20,000.
- \_\_\_ Utilities are under by \$2,500.
- \_\_\_ Landscaping is over \$36,000.
- \_\_\_ Security is over by \$11,000.
- \_\_\_ Common Area is under by \$52,000 which is due to the golf course drainage.
- \_\_\_ Total operating expenses is under budget \$27,500 this year.
- \_\_\_ No huge trends identified which need to be addressed.

B. Monty McCall discussed:

- \_\_\_ A decision will need to be made at the next meeting in January as to how much money will be moved to reserves.
- \_\_\_ About \$74,000 in delinquent accounts are at the attorney's office which are not quite 60 days old with a good possibility of collecting some of those.
- \_\_\_ Some interesting comments were received with transfer fee amendment ballots. Kamin Havens reported we have 1,246 (**what - ballots? "yes" votes?**). A dues increase history since 1998 was distributed and reviewed.
- \_\_\_ Water savings since 2007 water conservation implementation has been almost \$600,000, and further related increased reserves and decreased legal expenses, all evidence of the community's improved financial situation.

A **Motion** was made by Lisa Quedens to approve the October Financial Report as presented, seconded by Gary Bever, and carried unanimously.

6. **Manager's Report:**

A. **Task/Admin Report**

Kamin Havens reported:

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from November 19, 2013

134 calls from October 16 to November 8.  
13 new homeowners for the month of October.  
16 architectural requests received from the month of October.  
215 violations were sent out for the month of October.  
For the last couple of weeks, she has been distributing a weekly management report instead of end of the month.

#### **B. Paint Update and Phase 10**

The report for Phases 1-9 was updated. With a few exceptions, most of the homeowners in Phases 1-3 have either taken care of it or requested an extension. She noted many homeowners are calling as their fines approach \$500. Phase 10 was inspected last week and the report was presented. A **motion** was made by Lisa Quedens to accept Phase 10, seconded by John Newell, and approved unanimously.

#### **C. Newsletter**

Kamin reported that we are going to six newsletters instead of four, and 16 pages instead of 24 pages starting in January 2014, and Valhalla will charge the same as what was in the budget. This is being done to decrease the time frame to two months between issues instead of three, making contents more timely. A **motion** was made by John Newell to accept the proposal, seconded by Lisa Quedens and unanimously approved.

#### **7. Landscape/Irrigation:**

Monty McCall presented the landscape and irrigation report:

PureGreen Landscaping's parent company, ILM, will be taking over. Other than employee uniforms which will be changed to ILM, no other changes will be made. Dead trees and pine tree trimming will begin tomorrow. Landscaping is a little over budget, but common areas are under.  
Will be getting quotes for fertilizer, tree-trimming, tree-planting, and rye grass plan for next year, with a presentation made to the Board probably at the January meeting.

Water was \$123,000 last year, probably spend about \$100,000 this year, compared to budget of \$105,000.

**8. Golf Course Agreement/Updates on Building:**

Kamin reported that plans review is in the last phase with the Building Safety Department at the City of Mesa. First revisions with minimal changes were submitted, and we should be hearing back soon. The architect's specs were sent out to four contractors. All bids to modify the outside of the building should be received by November 30. The architect thinks it should be ready by March 1, 2014, for grand opening. Monty distributed and reviewed a "question and answer" sheet.

**9. Website:**

A. Dave Kovach presented the website report:

Visits are up roughly 50% from two years ago.  
17 new users for the month of October.  
A few new countries were added.  
\_\_\_Board is down to number 14 in Popular Pages.

B. Dave Kovach reported that the current website host, hoa-sites.com, advised that the plan we have had since 2008 is no longer being offered because it is using old software code. For the same annual rate of \$350, they will continue to support it, but we could convert to ProPlan. This is the closest to what we have now but it has more capabilities and features with new software code. \$200 redesign fee needs to be paid up front for new code, and \$100 to move the content old code to new code. A **motion** to approve \$300 was made by Monty McCall, seconded by Andrew Sterling, and unanimously approved.

**10. Security:**

Jennifer Jensen presented the security report and discussed the recent high-profile incident. She noted most incidents are minor such as parking violations. A security officer has been designated as back-up for other security officers' absences. Statistics will be updated and put in the next newsletter.

**11. Architectural Requests:**

A. **9642 E. Lindner - Pergola** - Approved

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from November 19, 2013

- B. 2441 S. Joplin - Painting - Approved
- C. 2714 S. Joplin - Painting - Approved
- D. 9303 E. Madero - Painting - Initial submission colors not approved; resubmission approved
- E. 9410 E. Nopal - Painting - Approved
- F. 9604 E. Lindner - Landscape - Approved
- G. 9621 E. Monte - Painting - Approved
- H. 2607 S. Keene - Painting - Approved
- I. 9303 E. Madero - Painting - Approved
- J. 9754 E. Natal - Basketball Hoop - Approved
- K. 2533 S. Warren - Painting - Approved
- L. 9566 E. Nido - Painting - Approved
- M. 9801 E. Kiowa - Painting - Initial submission colors not approved; resubmission approved
- N. 9310 E. Lobo - Painting - Approved
- O. 9528 E. Lindner - Painting - Approved
- P. 9664 E. Laguna Azul - Landscaping - Approved
- Q. 9554 E. Monte - Painting - Approved
- R. 9628 E. Los Lagos Vista - Painting - Approved
- S. 2241 S. Vincent - Painting - Approved
- T. 9944 E. Keets - Painting - Approved
- U. 9706 E. Lobo - Landscaping - Approved
- V. 9801 E. Kiowa - Painting - Initial submission not approved; resubmission approved
- W. 9706 E. Lobo - Landscaping - Approved
- X. 9514 E. Natal - Painting - Approved
- Y. 2741 S. Sorrell - Basketball Hoop - Approved
- Z. 2110 S. Joplin - Increase stepped wall to uniform nine feet - Approved conditionally, subject to an on-site inspection, consistency with neighborhood, and, if it is a common wall, neighbor approval.

A **Motion** was made by Gary Bever to approve the Architectural Committee's recommendations, seconded by Lisa Quedens, and carried unanimously.

**12. Next Meeting Date:**

**January 20, 2014, at 6:30 P.M.**

**13. Adjournment of General Session:**

The General Session was adjourned by Monty McCall at 7:40 P.M.

Respectfully Submitted,

Angie D. Jones (13021507.1119)  
Acting Recording Secretary