

Augusta Ranch Homeowners Association  
c/o FirstService Residential

Board of Directors  
General Session Board Meeting Minutes  
July 21, 2014  
August Ranch Clubhouse  
2401 S. Lansing  
Mesa, Arizona 85209

**Present:**

**Board Members:**

John Newell, Vice President  
Dee Goldammer, Secretary  
Lisa Quedens, Treasurer  
Gary Bever, Director  
Dave Kovach, Director  
Sean McNulty, Director

**Absent:**

**Board Members:**

Monty McCall, President  
Andrew Sterling, Director  
Jennifer Jensen, Director

**FirstService Residential Representative:**

Kamin Havens, Community Association Manager

**0 - Homeowners were Present**

**1. Call to Order:**

Vice President John Newell called the General Session Meeting to order at 6:31 P.M. He advised that President Monty McCall, Director Andrew Sterling and Director Jennifer Jensen would be absent from tonight's Meeting.

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

After all Board Members present acknowledged reading the June General Session Meeting Minutes and no corrections were noted, Director Dave Kovach made the **MOTION** to approve the June 16, 2014, General Session Minutes, seconded by Treasurer Lisa Quedens, and carried unanimously.

**3. Homeowner Forum**

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from July 21, 2014

There were no homeowners present.

#### **4. Review June financial Statement**

Treasurer Lisa Quedens presented the financial report for June 2014.

- Master 12: Operating cash \$265,000 and Reserve cash is \$483,518, total cash is 770,000, receivables looks like it is pretty constant, down to about \$23,600 from last month, all the categories basically down, with the big category being the 61 days to 90 days. Discussion was held about possible patterns in the figures.
- Master 15: Assessment Income is over by \$28,600, total income is down by just \$857 making up the small deficit, assessments are coming in more timely this quarter; administrative expenses are up about \$7,400 which could be attributed to a \$3,100 Easter social event expense not budgeted; discussion ensued about being over budget and timing; utilities are down by \$12,000.
- Master 16: Landscaping is down \$24,600, which may also be due to a timing issue.
- Security is down by \$10,000.
- Common area down by \$43,000 because of the drainage easement which was due was paid last year.
- Overall looking good, under Reserve Fund additional contributions were \$75,000 put into the Reserves to build Reserves back up.

A **MOTION** was made by Secretary Dee Goldammer, seconded by Director Gary Bever, and carried unanimously.

#### **5. Manager's Report**

##### **A. Task/Administrative Report**

Administrative Update: FSRConnect Reports

- 206 total calls for June
- 15 new homeowners in the community for June
- 13 architectural requests received for July meeting
- 198 violations were sent out for the month of June

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from July 21, 2014

## **B. Augusta Ranch Cares - Non-Profit**

Manager Havens reviewed the structure and goals of this proposed activity. Extensive discussion ensued regarding the many who, what, where, when, how and why aspects involved in starting and operating this project. Kamin Havens reported that Desert Ridge formed a 501(c)(3) in order to fund a city park that was in the middle of their community that the city did not have enough money to do anything with, and Desert Ridge is also receiving other donations toward that park project. Kamin Havens asked the Board in what direction they wanted to take this project idea. Vice President John Newell asked the Board to consider a charity targeted at a few qualified people such as Augusta Ranch Cares versus a charity targeted at the general community such as a community rose garden. John Newell asked Kamin what she sees as the next step. Kamin responded she would like to know if the Board had interest in the project or not, and if interested, she would like to hear their questions. In response to John Newell's question of who spearheaded this project, Kamin said it was Don, Dee and herself when they were on the Holiday Committee. John Newell recommended to go to the next step of discovery and determine from the attorney what he will provide and also the outline for vetting for the decision-making process, controls within the committee, what are the limitations and exclusions. Gary Bever reported his experiences with a similar project conducted by his church organization regarding behaviors of people receiving charity. He spoke of the need for an extensive interpretation or document regarding limitations, and that an attorney's assistance would be needed. Secretary Dee Goldammer voiced her concern of the setup costs and where that would originate. Kamin responded that Augusta Ranch Homeowner's Association would cover the initial cost and that Don is going to donate 5 percent from every resident who plays golf. Lisa Quedens questioned if that was worth doing at only a five percent donation level and opined it was not. Dee Goldammer agreed that it was not worth it and opined that a charity to benefit more people would be better. At this point John Newell acknowledged the many good points and conversation about this subject and asked if the Board would like to make an immediate decision on this matter, table it, or move on. He commented that the President was not here, but wanted to hear any contrary opinions, otherwise he called for a thought, suggestion,

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from July 21, 2014

or a motion regarding this matter. John asked Kamin for her opinion on what she would like to see happen. Kamin opined that Lisa was correct and questioned if the limited benefit to limited people would be worth the monetary output and effort, et cetera. Dave Kovach suggested having Dee and Kamin talk with Don and choose a charity located in the local East Valley area. At this point Vice President John Newell called for a vote to end the Conversation of Augusta Ranch Cares moving forward. The **MOTION** was made, seconded, and unanimously approved. At this point Vice President John Newell called for a pithy short Discussion on the Augusta Ranch Cares matter before the vote was closed. Director Sean McNulty voiced his concern if this project would require an initial cost only, or an initial cost plus be very costly in the future. He was also concerned if the HOA would be allowed to make decisions on community-based projects, and he was in favor of also accepting project ideas from homeowners. Vice President John Newell called for a motion to end the Discussion and Discovery of Augusta Ranch Cares. The **MOTION** was made, seconded, and unanimously approved.

### **C. Annual Picnic**

Manager Kamin Havens reported and encouraged discussion and decision-making concerning the Fall Harvest Picnic. Kamin reported the decision to stick with the same games, zip line, bungee trampoline, and Arizona Bounce Pro. Discussion ensued regarding the best day and time of day for the event. The decision was made that Saturday, October 18 from 5:00 P.M. to 9:00 P.M. would be the best date and time. The use of a DJ was approved. A photo booth was discussed. John Newell requested the Board to consider having a fishing tournament and possibly stocking the lake. He shared his thoughts on the possible cost and good results and benefit to the community that would result. Discussion was held regarding county permission, a fish hatchery. John also proposed a pie eating contest and that there are other traditional, low cost, fun activities that would bring joy to the community, as well as rally the community together. Discussion was held regarding possible low cost, fun activities. John agreed that the existing basic activities are pretty good and do draw people in. John recommended to replace the photo booth with another

activity. Director Gary Bever suggested adding the Farmers Market to the Fall Harvest Picnic. Discussion ensued regarding the logistics and placement of the Farmers Market. John shared the best kinds of activities would require light labor, result in positive impact on the community and be safe. Discussion was held about giving tickets to people in costume for a drawing versus a contest. John suggested making only a few changes each year. Kamin voiced that she favored Dee's idea of a Halloween contest, raffle tickets to costumed people might be a good idea. Discussion followed regarding the Halloween contest with raffle tickets. The decision was made to have three prizes which would include gift cards. Other services will be provided by Right Away Disposal, Golf Course Catering, Fancy Face Painting. Fundraising at the Picnic was discussed. Discussion ensued about the pros and cons of greased watermelon contest, pie eating contest. Discussion followed regarding the pros and cons and details of a fishing tournament. Sack races were decided upon instead of the pie eating contest. Glow necklaces were decided on. Discussion was held on fishing tournament prizes, time and various preparations required.

#### **D. Farmer Market Activities**

Kamin reported that at the July 31st Farmers Market the Boy Scouts would be there to run an ice cream social from 5:00 to 7:00 P.M., with final confirmation required. \$150 was budgeted for the ice cream and cones, et cetera.

The water slide event is scheduled for Thursday, August 21st. The **MOTION** was made to approve the 24' Dual Lane Slide on Master 26 and the ice cream, seconded by Lisa Quedens and unanimously approved.

#### **E. Catalogue for shirts**

Discussion was held regarding T-shirts for the annual Picnic. Colors were discussed and it was decided everyone could pick out their T-shirts after the Executive Board Meeting tonight.

#### **F. Reserve Study Update**

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from July 21, 2014

Kamin reported on the Reserve Study process, cost and timing. Tree and shrub replacements must be put under storm damage remediation. John Newell pointed out that President Monty McCall has made some very good changes and forecast some good things in the future and John believes the Board should certify this Study in order to be in line with the vets. Kamin voiced her support of the Study. Director Gary Bever made the MOTION to approve the Study, seconded by Director Sean McNulty, and carried unanimously.

## **6. Landscape/Irrigation**

### **A. Landscape Report**

Director Dave Kovach reported that last week he met with Wesley and discussed staffing. There are three new crew members; they wear bright orange long-sleeved shirts indicating they are new employees. Dave reported having regular conversations with Dan regarding any major happenings. Dave reported discussing with Wesley about his responsibility to take of the dumpster.

Discussed overseeding, not going to be doing the whole loop this year in order to get the Bermuda to arrest which may result in complaints from winter visitors. Dave shared his knowledge of the importance of not overseeding, the benefits of letting the Bermuda go through a dormancy.

Dave discussed the one skipped fertilizer application from liquid fertilization tanks that will be applied in September or October in the fall. Kamin Havens reported she has a fertilizer invoice and asked about the payment process and timing of that. Kamin will make a phone call to find out.

Dave reported the Crismon ditch north side is completed and will start looking more at the south side. Dave got a report that the cost is going to be higher than the original estimate. Dave also pointed out that the flowerbed soil by the fountain needs to be replaced. Dave asked for a proposal for the job to be done before the fall planting, and if it is not done by this fall it should be done before this spring.

Dave also reported the need to treat the crabgrass that is starting to take hold in the area by the school. Treatment date will be discussed in the next Board Meeting. Discussion followed regarding the strategy of treating crabgrass.

Lisa Quedens commented about the condition of the pine trees. Discussion was held about the management of groups of failing trees. John Newell asked about the failing oleanders. Dave reported there were water issues and some physical damage.

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

Kamin Havens reported we are waiting for the State. Last Thursday there were five items that needed clarification/corrections so Sean was working with Andy the Architect and they are trying to get everything into them by Tuesday, tomorrow. Kamin reported that Patty from Fire, Life and Safety Department told her that the turnaround time is about one week. Kamin hopes to hear from them soon in order to start the whole process again and the building can be worked on next week. Sean McNulty reported the Scouts came out and got all the brick, and John Newell commented on the great job of organizing and cleanup.

## **8. Website Publication**

Director Dave Kovach reported a nearly 29 percent increase over last year with 16 new users which closely matches the number of new homeowners. The popular pages, the Board page is number 20, so no one is looking at the pictures. Metro area stays the same, they swap places a little bit. Countries, we had a bunch from South America.

## **9. Security**

### **A. Security Update**

#### **1. Trespassing on golf course**

Kamin Havens directed everyone's attention to the Patrol Report and suggested everyone take it home to read or Kamin could answer their questions right away.

## 2. Park Use

Kamin reported incidents where nonresidents were sitting at the park. All of these people were informed the facilities were for residents. Kamin reported Andrew would like to know the rest of the Board's philosophy on Park use. Mark answered Kamin by saying he wants Security to use their discretion regarding decisions to ask people to leave. Jennifer wrote a note that all these issues should be at security's discretion. Discussion followed about this issue. Consensus was voiced.

## 10. Architectural Requests

### A. Requests Denied (1)

9444 E Kiva - exterior paint and not in same scheme

### B. Approved with Stipulation (2)

2342 S. Vincent- Greenhouse must meet all requirements of the accessory building in the architectural guidelines.

2130 S. Alicia - The lattice was denied. Owners must get signed approval letter from neighbor to add on 2 blocks on backyard wall.

### C. Requests Approved (19)

9609 E Monte - security door  
2657 S Milburn - exterior pain  
2722 S Milburn - exterior paint  
2728 S Milburn - exterior paint  
9232 E Milagro - garage door paint  
9409 E Naranja - exterior paint  
9659 E Natal - pavers walkway  
9916 E. Medina - pool  
2415 S Compton - exterior paint  
9433 E Naranja - exterior paint  
2710 S Milburn - exterior paint  
2726 S Compton - exterior paint  
2454 S Bernard - exterior paint  
9752 E Meseto - exterior paint  
9556 E Navarro - exterior paint  
9511 E Naranja - exterior paint  
9506 E Los Lagos Vista - exterior paint

Augusta Ranch Homeowners Association  
Board of Directors General Session  
Meeting Minutes from July 21, 2014



9423 E Naranja - exterior paint  
2554 S Bristol - stone veneer

**1. Architectural Review**

- a. 2732 S Compton - paint not required at this time
- b. 2715 S Keene - okay with current colors until repaint is needed then use correct color
- c. 9439 E Naranja - exterior paint including trim
- d. 9445 E Naranja - paint approved

Discussion was held regarding the need to make changes in the Architectural Guidelines Manual.

A **MOTION** was made by Dee Goldammer to accept the Architectural Committee recommendations, seconded by Sean McNulty, and carried unanimously.

**11. Next Meeting Date - August 18, 2014**

**12. Adjournment of General Session**

With no further business to come before the Board, Vice President John Newell announced the meeting adjourned.

Respectfully Submitted,

Susan Winger (TE: 09031303.0723)  
Acting Recording Secretary