

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

**Board of Directors
Meeting Minutes
General Session Meeting Minutes
July 20, 2015
Mesa Police Substation
2430 S. Ellsworth
Mesa, Arizona 85209**

Present:

Board Members:

John Newell, President
Dee Goldammer, Vice President
Lisa Quedens, Secretary
Dorian Eaton, Treasurer
Gary Bever, Director
David Kovach, Director
Rick Wallace, Director

FirstService Residential Representative:

Kamin Havens, Community Manager

Absent:

Sean McNulty, Director
Andrew Sterling, Director

0 Homeowners were Present

1. Call to Order:

John Newell called the meeting to order at 6:30 P.M.

2. Review and Approval of June Minutes

John Newell asked if everyone had read the June meeting minutes and if anyone had any corrections. Upon seeing none, a **MOTION** was made by Lisa Quedens, seconded by Dave Kovach, and passed unanimously.

3. Homeowner Forum

No homeowners were present.

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4. Review of July Financial Statement

Dorian Eaton shared the June financials with the Board. John Newell asked for any questions or comments. Seeing none, he called for a motion. A **MOTION** was made by Dee Goldammer to approve the June financial statement, seconded by Rick Wallace, and carried unanimously.

5. Golf Course Committee

A. Marketing Letter/Campaign

Rick Wallace discussed a marketing letter he drafted that will go out to the community regarding acquiring the golf course. Rick stated that there are three options. Number one, the current manager of the golf course is interested in buying it. Number two the Augusta Ranch Homeowner's Association could purchase it, and number three, an outside third party could acquire it. He believes the best option is for the Homeowner's Association to purchase it. Rick stated that to do this, the Board needs to have two thirds of the community to vote for it. He stated that the Board will need to have a town hall meeting to discuss the purchase of the golf course and have a full presentation of the pros and cons of acquiring the golf course. The number of votes needed to approve the borrowing of funds is 1,472. Gary Bever asked if this could be done by email. Kamin Havens said yes, it can be done by email. Rick stated that the Board will also need to go knock on doors and ask people to come to the town hall meeting. The original appraisal for the golf course came back at 2.48 million. Kamin stated that Maxwell & Morgan will be very helpful. Rick stated that the Board needs to get another appraisal and the attorneys will help to read through it because it's a big document. Kamin stated that it would be a good idea to have Maxwell and Morgan come to the town hall meeting to help answer any questions. Lisa asked if everyone has looked at this from a homeowner's point of view and not just from a board member's point of view. Dee likes the idea of a town hall meeting. John stated that the board needs to be provocative and cause people to act for good or bad. Kamin stated that the Board will need to advertise a lot for the town hall meeting in order to get all the votes.

6. Manager's Report

A. Annual Picnic

Kamin Havens shared some information about the Annual Picnic coming up on October 17, 2015. The Arizona Bounce Pro total is \$7,298.63. This includes all staff members for activities, 12 foot inflatable slide, 4 person rock wall, 360 degree obstacle course, bungee trampoline, two hamster balls with track, trackless train, zip line and cotton candy/popcorn machine. DJ Ron is \$600. He has confirmed the date. Pro-Em Lighting is \$2,206.46. Right Away Disposal will deliver the dumpster on Friday and pick up on Sunday. This has been confirmed for \$1,075.00. Photographer is free courtesy of Cory at Vahalla, our magazine publisher. Golf Course Catering by the VUE is \$16,675 plus tax (\$1,336.) and will be hamburgers, hot dogs, shredded BBQ chicken, two sides, pickles, condiments, soda. Fancy Face Painting is \$700 and she will be dressing up like Elsa from Frozen. Oriental Trading is about \$400 to order glow necklaces and candy for prizes. First Service will donate 15 cases of water. This year we will switch the wristbands to the sticky kind and not the snap ones from last year.

B. Paint Committee

Kamin Havens stated that the Board needs a few more people to be on the paint committee to evaluate the new colors for each parcel. Kamin will ask **John Hines**. The first meeting will be August 6th at 9:00 A.M.

C. Dues Projection:

John Newell stated that the dues have not been raised for eight years. He would like to hear from the Board what their opinion is as to what would be an acceptable amount to raise the dues. Dave Kovach stated that he thinks raising the dues by \$10 a month would be acceptable. Dee Goldammer voiced her opinion and said it should be no more than 10 percent. Gary Bever stated that he has no problem raising the dues by \$10 or 20 percent. Dorian stated that \$10 a quarter is a fair amount. Lisa Quedens believes \$5 to \$6 a month is a good amount and Kamin agrees. John stated that he was thinking \$3.50 a month raise in dues. Dorian asked if we can go back and see how expenses have gone up. Kamin said yes. Dorian thinks that should be added in to the letter when it is announced that the dues are going up.

D. Smaller Community Events

The VUE would like to know if the Board would like to go in on an event with them 50/50. The VUE is having food specials and a

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sno cone truck and would like to know if the Board will split the bill with them on a dunk tank and water slide. A **MOTION** was made by Dorian Eaton to split the small event with the VUE 50/50 for the water slide and dunk tank, seconded by Rick Wallace and all were in favor with the exception of Lisa Quedens.

Night Sunsplash and Jumpstreet were also discussed. There needs to be 20 kids or more to go and they haven't had that many kids sign up yet. Lisa Quedens thinks it would be a good idea to have the paperwork say that this is not an HOA sponsored event for liability reasons.

7. Landscape/Irrigation

A. Landscape Report

Dave Kovach stated that the The City of Mesa street sweeper came in and some of the landscape wasn't trimmed enough. Next time he will just go around the landscape that is in the way. Dave stated that we are working on getting the landscaping to be in-house. If we do that we will save \$100,000. Dave stated that it is unsure still if we will buy or lease equipment. Dan Daub is our irrigator and we will need to keep him. Dave stated that all the landscape equipment will be replaced as we go along and not all at once. Dee asked who would be on the new landscape crew. Dave answered that the new crew would be employees of FirstService Residential.

8. Website Report

Dave Kovach reported that the website is still doing fine. The new visitors were up 22 percent and there were 10 new visitors in June.

9. Security

A. Security Report

Lisa Quedens stated that it was a fairly quiet month with a few solicitors and a few open garage doors. She stated that a good sergeant has been found. He is an ambulance driver that has been trained and has been taking a few shifts. **Kizzar** is out of the hospital but not back to work. **Seth Clark** decided not to take the job.

10. Architectural Requests

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- A. 9328 E. Milagro - Landscape -- recommended approval
- B. 2459 S. Compton - Landscape -- recommended approval
- C. 9459 E. Natal - Gate, driveway expansion -- recommended approval
- D. 9532 E. Meseto - Remove window -- recommended approval
- E. 9554 E. Monterey - Paint garage door -- recommended approval
- F. 9739 E. Kiva - Exterior paint -- recommended approval
- G. 2604 S. Keene - Shed -- recommended approval with the stipulation - set back.
- H. 9665 E. Navarro - Exterior paint -- recommended approval
- I. 9806 E. Navarro - Exterior paint -- recommended approval
- J. 9913 E. Keats - Landscaping -- recommended approval and replant a tree within three months.
- K. 9945 E. Medina - **Window Screens replaced** -- recommended approval

A **MOTION** was made by Dave Kovach to accept these recommendations, seconded by Gary Bever, and unanimously approved by all.

11. Next Meeting Date - August 17, 2015

12. Adjournment of General Session

A **MOTION** was made by Dave Kovach to adjourn the meeting, seconded by Gary Bever. The meeting ended at 8:00 P.M.

Respectfully Submitted,

Claire Romero, TE10040505.721
Acting Recording Secretary