

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

Board of Directors
General Session Meeting Minutes

July 15, 2019

Mesa Police Substation, 2430 S. Ellsworth Road
Mesa, Arizona 85209

Present:

Board Members:

Lisa Quedens, President
Sean McNulty, Vice President
Jeff Brown, Treasurer
David Kovach, Director
Greg Pifer, Director
Jan Wallace, Director
Brad Whitehouse, Director

Board Members Absent:

Barry Matlack, Secretary
Beth Patton, Director

FirstService Residential Representative:

Kamin Havens, Community Manager

Two Homeowners were Present

I. Call to Order

President Quedens called the General Session to order at 6:30 P.M.

II. Review and Approval of June Meeting Minutes

MOTION: Sean McNulty moved to approve the June 17, 2019 meeting minutes as presented, seconded by Jan Wallace. Motion passed 7-0.

III. Review of the June HOA Financial Statement

Jeff Brown reviewed the June HOA Financials.

Income: Assessment Income was under budget \$24,000 for June likely due to a timing issue. Over budget \$300 in working capital, over budget \$690 for violation fines, and over budget \$1,000 for reimburse expense. Income was over budget YTD \$25,500.

Administrative Expenses: \$2,800 over budget for management salaries for 3 billing periods, \$1,800 under budget in legal, \$900 over budget for social expense for an Easter event invoice. Under budget \$6,000 YTD in Administrative Expenses.

Utilities: Water was under budget \$2,600 for June. We are doing well this year with water. Utilities were under budget \$13,800 YTD.

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Landscaping: The contract will be over budget \$1,700 for the new company. Irrigation repairs were under budget \$1,000 for June as Dan had stocked up on supplies. Dump fees were over budget \$750 as the loader broke down and a huge pile built up. Landscape was under budget \$17,500 YTD.

Security: \$400 over budget in patrol service for supplies, \$700 under budget in vehicle maintenance, \$300 over budget for security gas as we paid a month and a half. Security was over budget \$2,000 YTD.

Common Area: \$400 over budget for the Tot Lot inspection, rip rap at Baldwin Park and painting. \$116 over budget in exterminating for bee removal. \$1,350 under budget YTD in Common Area Maintenance.

Totals: Total expenses had an under-run for the year of \$36,500. The Surplus(Deficit) before Reserves had a YTD over-run of \$62,000. Reserve Contributions YTD had an over-run of \$3,700. Total Surplus(Deficit) compared to budget had an under-run of \$10,000.

Jeff noted that we are actually about \$105,000 over in income compared to the same period last year. There was an increase in assessments, but the expenses are looking good.

MOTION: Sean McNulty moved to accept the June HOA Financial Statement as presented, seconded by Jan Wallace. Motion passed 7-0.

IV. Review of the June Golf Financial Statement

Jeff Brown reported that the Golf Course is looking good. They had a tough winter, but a good spring and early summer.

Income: Under budget \$1,000 for the Golf Course lease. We will see two payments in July. Over budget \$57,000 in income YTD.

Administrative Expenses: Insurance was over budget \$1,350 as we will not receive the reimbursement until July. YTD under budget \$13,500 for Administrative expenses. We still have the tax audit to pay which will take a decent amount.

Totals: Total expenses under budget \$13,500 YTD. Surplus(Deficit) over-run of \$20,500. Reserve contributions over-run of \$11,000 (\$900 interest reserve funds, \$11,500 CIF fund, \$5,000 painting assessment, \$37,500 contribution from Master). The Reserves is just where the money sits in the Operating Budget. Total Surplus(Deficit) under-run of \$48,000.

MOTION: Sean McNulty moved to accept the June Golf Financial Statement as presented, seconded by Jan Wallace. Motion passed 7-0.

V. Homeowner Forum

A. Golf Course Condition - Augusta Ranch homeowners Ted Carlson and Carol **Congers**, 9664 E. Laguna Azul, have lived on the Golf Course for six years. When they first moved here they thought Augusta was a perfect named as the course looked like Augusta National, lush and manicured. That is not the case now. In the last two years they have noticed areas of ankle-deep grass, dry spots, dead spots in

the new sod at the tee boxes, and trees that are not being trimmed. The greens have always been wonderful. The homeowners used to hear the crew out there every morning with their machinery. They have only heard or seen one crew member working on the green in a month. They have seen crew members playing golf. When asked where they have been, they said they were working at the school. The homeowners cannot get their friends to play here anymore because it costs too much and the course is poorly kept. They used to play with several groups for scramble tournaments here. They thought there might be issues with the new watering system or sprinkler heads. Josh at the Clubhouse said they were saving water. If they are watering less to save money, it is at the cost of losing golfers. A big selling point in purchasing the Golf Course was the water rights.

Kamin Havens advised that the water figures mentioned in the financials are just for the HOA. The Golf Course has a well and we only pay \$10,000 a year for the electricity to run it. We have never come close to using the allocation for the water.

Jeff Brown explained that the sod was not purchased, but was cut from the tee boxes when they were redone. Eventually, those spots will either disappear or the Bermuda will expand into it.

Brad Whitehouse also noted areas of deep grass, wet and dry spots, and weeds. The new sprinklers were installed not long ago and he felt those issues were a fairly new occurrence. He thought some of the crew may be on vacation. This course used to be one of the most affordable in the Valley. Now it is not.

The Board was concerned with the response that the crew was working at the school. The landscapers do have other assignments, although Augusta Ranch is supposed to be taken care of first before moving on to other sites.

The HOA has a company that comes out to do an assessment of the Golf Course every quarter. This year with the new sprinklers the crew is still figuring out the system as every head is programmed separately. There was a terrible transition with the turf due to how the weather turned. There were three different grasses growing on the greens at the same time. This is an issue all over, but especially at public courses. It takes 100 days for Bermuda to take and be healthy. They tried to work on the tee boxes as early as possible and they knew those areas would be rough in the summer. They are preparing to overseed in the fall.

The Board asked the homeowners to provide their concerns in writing and e-mail it to Kamin. The HOA oversees the Golf Course and will provide that feedback to Don at their monthly meeting.

Kamin noted that Don's door is always open and he will do a tour to look at areas of concern. He also watches the reviews that are posted on Yelp.

Golf Maintenance Solutions is scheduled to come out on July 31 to do their assessment. Kamin asked that the homeowners get their concerns in writing over to her before that date.

The homeowner noted when making a reservation, the availability and prices online are different than at the Pro Shop.

Kamin noted that a third-party Customer Care Center usually answers those calls and they don't always have the correct information. Reserving online well in advance is less expensive as the pricing is based on supply and demand.

The Homeowner noted some of the properties on the Golf Course are in poor condition and asked what the HOA could do.

The HOA was aware of the situation and it should be taken care of soon. Homeowners are always welcome to attend the Board meetings. Sean McNulty watches the Nextdoor app for feedback on the community and encourages homeowners to come to the Board meetings to discuss any issues.

The Board thanked the homeowners for their input and will forward the concerns to Don as well as Golf Maintenance Solutions. The Homeowners looked forward being part of solution.

B. Feral Cats - A homeowner was supposed to attend the meeting to discuss feral cats. The Board briefly discussed the matter and the locations where issues have been reported. It is not against the law to feed feral cats. People can trap cats in order to bring them to a facility to be spayed or neutered and then released back to their original location.

VI. Golf Course Report

Lisa Quedens reported that the restaurant seems to be holding its own. They have a Kids Club on Wednesdays which is going well. The Movie Night was rained out and the projector died in the rain.

VII. Manager's Report

Administrative Update: FSRConnect Reports:

157 Total calls for June

15 New homeowners in the community for June

9+ Architectural requests received for the July meeting

115 Violations were sent out in June

A. Satellite Policy - There have been a few issues the last few years with homeowners installing satellite dishes that encroach into neighboring property. There are currently two neighbors who are in a disagreement on a satellite dish installed on a common wall. Kamin Havens has consulted the attorney on the matter. The affected neighbor is still trying to work things out with the owner of the satellite dish.

The HOA should have an official policy regarding satellite dishes to be able to advise homeowners of reasonable restrictions. The

attorney drafted a policy for the Board to consider adopting. The policy outlines some preferred installation locations and states that a satellite dish needs to be in the owner's complete control and not encroach on adjacent properties. The homeowner will be responsible for any damage to property resulting from installation.

The Board agreed to adopt the Satellite policy as drafted. It will be posted on the website.

MOTION: Dave Kovach moved to adopt the HOA Satellite Policy as drafted; seconded by Sean McNulty. Motion passed 7-0.

VIII. Landscape/Irrigation

Dave Kovach reported that some sprinkler heads were vandalized. Dan had to deal with a personnel issue today and now they are down one crew member. Dave approved \$850 to have the drain regraded at the Crismon ditch.

The July water numbers were not in yet so there was no update.

A. Fountain Grass - Kamin reported that we cannot do artificial turf because there is a main line in the middle of that area. Don suggested that the pipe be moved when the irrigation replacement is done. The area can be overseeded or dyed at a cost of about \$100.

IX. Website Report - There was no report.

X. Security

A. Security Report - There are two new security officers. One had previously served as vacation relief and is an ex-marine. He grew up in Augusta Ranch and went to Desert Ridge High School. Overall, things are going well and there were no major issues.

A new security vehicle is budgeted for 2020. The Board discussed various vehicles and equipment. Lisa Quedens stated that it costs \$10,000 to outfit a patrol car and that a light bars costs \$2,000. A truck would be preferred as the team does use the open bed. H&I had recommended a Toyota Highlander or Honda Pilot. It is important to incorporate regular highway driving to offset the constant slow speeds driven in the neighborhoods. The Security team will be involved in the discussions on a vehicle and what equipment is needed. Jeff Brown noted that most security companies include the truck in their contract.

B. Crime Prevention Report - The Mesa Police Department provided a Crime Prevention News report. The Augusta Ranch Security Team also provided a report. There were complaints of people riding bikes on the sidewalks and interfering with pedestrians. The next newsletter will introduce the Security team.

XI. Architectural Requests

Brad Whitehouse reviewed the Architectural Requests and recommended approval as noted:

- A. 2137 S. Vincent - Landscape
- B. 2202 S. Duval - Flag
- C. 2507 S. Bristol - Solar
- D. 9428 E. Mendoza - Stone Veneer
- E. 9429 E. Natal - Paint
- F. 9815 E. Monte - Artificial Turf
- G. 9909 E. Lindner - RV Gate
- H. 2560 S. Keene - Driveway Expansion (must have 45-degree angle)
- I. 2663 S. Keene - Landscape
- J. 9925 E. Meseto - Paint

NEW REQUESTS:

- 9812 E. Keats - Front landscaping and artificial turf. Minimum requirements are met. Two feet of brick pavers will be installed on each side of the driveway. The Navajo Brown granite was not on our list, although it has been used at two other properties.
- 9811 E. Kiva - Paint, Scheme 20
- 9452 E. Los Lagos - Paint, Scheme 21

MOTION: Dave Kovach moved to approve the Architectural Requests as presented; seconded by Jan Wallace. Motion passed 7-0.

XII. Next Meeting Date

The next HOA Board meeting will be held on August 19, 2019.

XIII. Adjournment of Open Session

President Quedens adjourned the meeting at 7:32 P.M.

Respectfully Submitted,

Dana Desing
Acting Recording Secretary
(TE: 14082507)