

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

Board of Directors  
General Session Meeting Minutes  
June 16, 2014  
Augusta Ranch Golf Course  
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  
Andrew Sterling, Director  
Jennifer Jensen, Director

**Absent:**

**Board Members:**

Monty McCall, President  
Sean McNulty, Director

**FirstService Residential Representative:**

Kamin Havens, Community Association Manager

**Homeowners Present:**

One, Lois Dunn

**1. Call to Order:**

Vice President John Newell called the General Session meeting to order at 6:32 P.M.

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

A MOTION was made by Gary Bever to approve the April 21, 2014 General Session minutes, seconded by Dee Goldammer, and carried unanimously.

**3. Election of Officers**

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Vice President John Newell announced that the officers to be voted on are the Treasurer, the Vice President, the President, the Secretary, and entertained motions from the floor regarding these positions. A **MOTION** was made by Dave Kovach to re-nominate and reelect the existing Board of Directors Officers as presently constituted, Dee Goldammer, Secretary; Lisa Quedens, Treasurer; John Newell, Vice President; Monty McCall, President; seconded by Gary Bever, and carried unanimously.

4. **Homeowner Forum**

A. Lois Dunn - Solar panel installation

Kamin Havens advised Lois Dunn that since she is a Monterra resident she needs to present her request at the Monterra Board Meeting. Kamin Havens immediately texted Monterra Manager Sherri Youngblood for information to give to Lois Dunn regarding the Monterra Board Meeting's date, time and location. Kamin remembered, related to Lois that as long as the architecture application reached Sherri Youngblood by this week's meeting that Sherri would bring it to their Board Meeting.

A brief discussion by Board members was held regarding solar power.

5. **Review April and May Financial Statement**

A. Lisa Quedens presented the financial report for April rolling into May.

- Master 11: Operating cash \$228,865 and Reserves are \$479,741, totaling \$708,606, doing very well in cash area
- Master 17: Current Accounts Receivable \$417,985, down \$15,500 from last month, but up \$15,800 from the year before
- Master 20: Line Item budget, under total income under budget by \$30,000, but keeping in mind this is cyclical also
- Administrative expenses are over by \$3,300
- Utilities were down by \$9,900
- Landscape expenses are down \$31,000, is cycling
- Security expenses are under budget by \$3,600

- Common Area expenses are under by \$44,000
- Total year to date operating expenses are under budget by \$85,400
- Contributions to reserves year to date are \$75,000

A **MOTION** was made by Dave Kovach to approve the April/May Financial Statement, seconded by Gary Bever, and carried unanimously.

## 6. Manager's Report

### A. Task/Administrative Report

Manager Havens reported that during the months of April and May:

- 384 calls for April and May were received
- 27 new homeowners entered the community during April and May
- 33 architectural requests were received for May and June's meeting
- 316 violations were sent out for April and May

### B. Paint Phase Update

Manager Havens reported that Paint Phases one through 11 have been updated.

### C. Paint Phase 12

Manager Havens reported 14 more homes added onto Phase 12, the last phase.

Brief discussion was held regarding Phase 12. Andrew Sterling made the **MOTION** to accept the report from the Architectural Committee to process Phase 12, seconded by Lisa Quedens, and carried unanimously.

### D. Farmers Market

Manager Havens reported the monthly Thursday Farmers Market is now back at the Golf Course. Since attendance is low due to summertime, and also wanting to bring attention to the farmers market, she proposed doing a once a month waterslide. Various models and prices of

waterslides were discussed. This would be able to be set up on the driving range, keeping the farmers market and waterslide together. Also discussed doing something special for July, August and possibly September, keeping the farmers market growing, all with the intention of bringing the neighbors and community together. Brief discussion was held regarding possibilities and aspects of the farmers market. Dee Goldammer made the **MOTION** to approve Manager Kamin's suggestion of \$400 for each of the months of June and July towards the farmers market activity, seconded by Jennifer Jensen and to be added to the July Meeting agenda for August.

#### **E. Security Car**

Kamin reported that the extended warranty was signed on Friday. Discussion followed on the car's condition issues and warranty history.

#### **F. Update on the Building**

Vice President John Newell requested an update on the building. Manager Kamin Havens reported the inspection was not passed on Thursday because framing was left open in order for the inspector to see it. Further research indicated the reason for the failure to pass was, "because the framing was not complete." Sean and the crew have since completely finished the project and it will be inspected tomorrow morning. Siding and trimming to go up soon, drywall to be inspected also by the inspectors. Contractor Sean is pushing back his vacation to July 8 in order to finish the job by that target date.

Kamin also reported that on September 20, Don wants to have the grand opening on the same day as First Tee at Augusta Ranch, along with the appearance of the Mayor and PGA personnel. A discussion was held regarding possible event activities, food, and atmosphere.

#### **G. General Update on the Restaurant**

Manager Kamin Havens reported that Todd is no longer here and the locks have all been changed. She does not have a confirmation but Don is working on details with the Hub and contracts have not been signed. Kamin also reported that once contracts are signed a press release will be

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sent to the homeowners explaining what is going on with the clubhouse and requesting their patience during the remodel.

7. **Landscape/Irrigation**

Director Dave Kovach reported the tree trimming at Crismon is done. \$6000 was spent on the irrigation system on the north end of Crismon ditch. It is looking green, and needs approximately \$2500 more to finish the north end, and is well within the budgeted \$20,000 irrigation repair amount. This will finish it up. There are a few pine trees that are struggling, one is dead. The landscaping crew is now aerating the turf and should be dethatching it this week, then will bare cut the side areas. A soil sample was taken from the brown area at the 96th Street Park to be sent to a lab for analysis.

8. **Website Publication**

Director Dave Kovach reported a June 2nd website incident involving 24,000 emails received by John, with 918,000 more queued up to be sent within a short period of time. Discussion followed regarding the cause of the emails, relating to pages 59 and 60 of the June 2014 Augusta Ranch Homeowners Association Management Report. Dave reported he typed a Website Crisis Plan to be used by an administrator to follow the activity, and explained how he had the remaining queued emails cleared out. Kamin Havens expressed her appreciation to Dave for his efforts.

Dave Kovach reported the web stats for April are up 25 percent, and in May up 12 percent on popular pages. The Board is down to number 13. Between April and May, there were 18 new users which is less than the number of new homeowners, indicating a need to make new homeowners aware of the website.

9. **Security**

A. **Security Update**

Director Jennifer Jensen reported the biggest security issue currently is related to bored kids now out of school resulting in increased security incidences. Jennifer also reported issues of kids throwing eggs,

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kids smoking pot in one of the parks, the drug house this past month, and the burglarized restaurant. Two more guards are to be trained to back up the four existing guards, discussion followed about their training. Discussion was held about the existing security car and the new security car.

Jennifer reported details of the burglarized restaurant three weeks ago.

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

Jennifer reported that since the golf course is private property a meeting is needed with Don. A meeting is scheduled for Wednesday regarding this issue. Discussion followed about the trespassing on the golf course issue.

### **2. Ticketing versus Verbal**

Kamin reported right now on verbal warnings for kids on the golf course and other considerations. Jennifer reported she will send an email Wednesday to update the issue.

An issue was reported needing to be addressed of kids at the water cooler area throwing down the 50 or more used empty water cups. A discussion followed regarding possible solutions on the private property.

Jennifer reported that in the City of Mesa it is OK to have fireworks for the 4th of July on private property only, not on HOA property. Jennifer reported the time limit is June 24 through July 6. Discussion followed regarding specific types of fireworks allowed. Vice President John Newell expressed his appreciation to Jennifer Jensen for doing a good job with Security.

## **10. Architectural Requests**

**A. Requests Denied (1)**

9219 E Monterey - exterior paint

**B. Requests Approved with Stipulation (1)**

2446 S Harper - exterior paint. Can only use Practical Tan or Union Springs for the garage door. The Hickory Cliff is for front door only.

**C. Requests Approved (34)**

9648 E Lobo - epoxy driveway and sidewalk  
2537 S Compton - exterior paint  
2563 S Drexel - solar panels  
9752 E Monterey - exterior paint  
9247 E Lobo - exterior paint  
9251 E Monterey - exterior paint  
9254 E Lobo - exterior paint  
9438 E Kiva - exterior paint  
2362 S Bernard - exterior paint  
9435 E Natal - exterior paint  
9624 E Monterey - pergola  
9224 E Monte - exterior paint  
9455 E Naranja - solar system  
9257 E Medina - exterior paint  
9615 E Nido - southwest/landscape  
9429 E Mendoza - exterior paint  
9761 E. Meseto - exterior paint  
2458 S Duval - patio addition  
9603 E Nido - landscape  
9310 E Monterey - exterior paint  
9251 E Medina - exterior paint  
9304 E Monte - exterior paint  
9929 E Keats - driveway expansion  
2446 S Harper - exterior paint  
2464 S Duval - exterior paint  
2630 S Bristol - flagpole  
9462 E Kilarea - exterior paint  
9550 E Nido - landscape  
9739 E Knowles - screens  
2415 S Compton - exterior paint  
9849 E Nopal - awning  
9430 E Natal - landscape  
2525 S Compton - exterior paint

9434 E Los Lagos Vista - exterior paint

Vice President John Newell requested a **MOTION** to approve the recommendations made by the Architectural Committee, motion moved by Gary Bever, seconded by Dave Kovach, and carried unanimously.

11. **Next meeting Date**

Monday, July 21, 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 Wininger (TE: 09031303.0617)  
Acting Recording Secretary