

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

**Board of Directors
General Session Meeting Minutes
June 15, 2015
Mesa Police Substation
2430 S. Ellsworth
Mesa, AZ 85209**

Present:

Board Members:

John Newell, President
Dee Goldammer, Vice President
Lisa Quedens, Secretary
Gary Bever, Director
David Kovach, Director
Sean McNulty, Director
Andrew Sterling, Director (arrived at 6:55)

FirstService Residential Representative:

Kamin Havens, Community Manager

2 Homeowners were Present

Absent:

Dorian Eaton, Treasurer
Rick Wallace, Director

1. Call to Order:

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

2. Review and Approval of May Minutes

John Newell asked if everyone had read the May meeting minutes and if anyone had any corrections. Upon seeing none, a **MOTION** was made by Gary Bever to approve the minutes from the May meeting, seconded by Lisa Quedens, and passed unanimously.

3. Homeowner Forum

Jeff and Tony Vitale were in attendance at the meeting, and brought forward an issue regarding 2733 S. Duval, one of the

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three homes Mr. Vitale owns in Augusta Ranch. When he bought the home in May of 2010, he estimates that it had been painted six months prior to the purchase date. In June of 2014 he received a letter from the HOA asking that the trim on the house be repainted. He shared that when he receives a letter like this on one of the houses he owns, it is his policy to completely paint the entire house, not just the trim. He stated that in the letter it did not point out that the home was not in compliance as far as color or anything of that nature. At that time, he color matched the house and painted it the exact same color that it was. He shared that he did not file an architectural permit because he felt he did not need to do so, since he was painting the house the same color. After the Board pointed out that an architectural permit is still needed, he pointed out that he had been involved in the writing of 17 CC&R's and is quite familiar with state law and believes that state law would not require an architectural permit if the same paint color was chosen. He pointed out that he was trying to paint the entire home and therefore make an even better improvement to the home than was required in the letter. He further stated that he is aware that he must file an architectural permit if he were to change the color of paint in an Augusta Ranch home.

He has come before the Board because he thinks it is unfair that he has been asked to repaint his home. The Board shared with him that the paint palette was changed in October of 2010 so the paint color that the house had been painted previously, was no longer an acceptable paint color. Sean McNulty pointed out that every homeowner would have received a letter at the time the paint palette was changed. Mr. Vitale stated what he believed state law to say on the subject. He requested that he not have to repaint the home until a later date, when it needed to be painted again. John Newell pointed out that they are compelled as a Board to act in a certain way and follow the criteria set. He said that the Board would take this situation under advisement and let Mr. Vitale know the outcome. They thanked him for coming and Mr. Vitale and his son left the meeting.

4. Review of May Financial Statement

Lisa Quedens shared the May financials since Dorian Eaton, Treasurer, was not in attendance. 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 May financial statement, seconded by Sean McNulty, and carried unanimously.

5. Manager's Report

Kamin Havens shared that there had been 142 total calls for the month of May, 18 new homeowners in the community in May, nine architectural requests and 112 violations were sent out for the month.

A. Annual Picnic

Kamin brought up the Annual Picnic and asked whether or not the Board was going to host the picnic in October again this year, as they have done in the past. She stated that if so, the Board needed to start working on it soon. John Newell asked what the ramifications were if they did not host the picnic and Kamin shared that she believed they would lose about \$4,000 in deposits. The Board discussed some other options instead of having a picnic, as well as the possibility of moving the date to a different time of year. It was decided that the Board would table the discussion regarding the picnic until the July meeting, and determine at that time whether to proceed with hosting the picnic.

B. Rebill Letter

C. Change late fee on statement

Kamin shared the process of the rebill letter, where she sends out a letter stating that the homeowner hasn't paid their assessments. She referred to a sample sheet in the Board packet, which she was suggesting be included when they mail out the letter. It would identify what would happen if the homeowner doesn't pay their assessments in the next 30 days. She also pointed out that the rebill letter does not clearly state that the extra amount added to their bill will actually be \$35 as both the late fee and the rebill are included at the same time. The correct total should read \$187.96. Kamin shared that she needed a vote from the Board to include the additional letter to go on the back of the rebill, and for the amount to change on the statement to reflect the actual cost that is passed on to the homeowner if they do not pay their assessment. Gary Bever made a **MOTION** to approve the addition of the extra letter on the back of the rebill letter and to make the appropriate changes on the statement to reflect the cost that is actually billed when the assessment is late. Sean McNulty

seconded. John Newell asked for any discussion regarding the matter. Seeing none, he called for a vote and the motion carried unanimously.

D. Paint Committee

Kamin shared some ideas she had received from the southeast division, including Boulder Creek, Mountain Brook Village, and Las Sendas, regarding the processes these communities used regarding painting. Kamin shared that one piece of advice that they all shared was to keep the paint committee relatively small or it becomes very difficult to make decisions. With that she suggested the paint committee be made of a couple of Board Members and three homeowners. John Newell and Dee Goldammer volunteered to be on the paint committee. Some possible homeowners were suggested and Kamin will follow up with them individually to see if they would accept a position on the committee. John Newell suggested that they develop a timeline to stay on target for rolling out the new paint colors selected by the paint committee. Kamin suggested that they be rolled out by the end of 2015, or early 2016.

E. Pest Matrix

Kamin shared a Pest Matrix that she had put together in the Board packet with the offerings of various pest control companies. Upon discussion of the different offerings, the Board determined that it would like to use Arizona Termite, Pest and Weed. A **MOTION** was made by Sean McNulty, seconded by David Kovach to use Arizona Termite, Pest and Weed to service the community. The motion passed unanimously. Kamin stated that they would give notice to the current company that they would be discontinuing their services and ask Arizona Termite to begin August 1st.

F. Black Rubberized Surface Matrix

Kamin shared a matrix she had put together regarding replacement of the black rubberized surface in the tot lots. The one at Compton Park has been repaired and patched many times and now needs to be replaced. Kamin shared that the money for this would have to come out of the reserve account. After discussion regarding the various choices, it was determined that the Board would like to accept the bid from Tot Lot. However, it was suggested that Kamin ask if they would meet the bid price of another company. The Board then discussed what steps they would

take to protect the area for the 24 hour period in which the new surface needs to cure. It was decided that caution tape would be placed around the area and they would ask security to monitor the area closely.

G. Solar Lights

Kamin shared that Solar King had come out and done some work on the Baldwin monuments. They put in new LED lights and also put new fixtures in and moved them back about 30 inches. John Newell shared that the small change looks fantastic. She shared that the cost to do two monuments was \$420.

Kamin also shared that when heavy rains occur, the batteries at the parks get filled up with water. When this occurs, the battery either has to be changed out at a cost of \$200 or the solar controller or one of the other parts has to be replaced. Solar King has a patented flood-proof underground battery container. For \$360 they would place these in each of the parks. She also shared that it is no longer necessary to have the anti-theft devices, which they currently have in each park. She recommends that the Board approve six of these for the five parks in the community. The funds would have to come from the common area maintenance, which is currently about \$3,600 under budget. John Newell thought it was a good idea to get the boxes secured underground and felt it would save them on some security issues and some maintenance issues. He further shared that he thought they could wait to upgrade the monuments with the LED lights. John Newell asked for a motion to replace the boxes. Dave Kovach made a **MOTION** to replace the boxes, seconded by Sean McNulty and the Board voted unanimously to approve.

H. Dues Increase Discussion

Kamin referred to page 25 in the Board Member packets. She stated that it looked like it was going to be necessary to raise dues next year for the sake of the budget. Costs have increased in several areas, especially in water costs. The Board is considering a change from ILM to in-house for landscaping, depending on what happens with the golf course, and doing this will save approximately \$8,000 a month, but there are still many areas where costs have increased.

The Board had a discussion on the different possibilities regarding the sale of the golf course. They shared the two main

possibilities for golf course ownership and also a less likely third possibility, each of which have their own pros and cons.

Kamin shared that to come up with a number for a dues increase, all the numbers have to be inputted into the budget, and then a possible increase will be proposed. This will be done by using the trends for the past two years, putting in the budgeted numbers, and then they will know what increase might be needed. Kamin thinks that she and Dorian, the Board Treasurer, will be able to have this done by September.

Lisa Quedens stressed that the dues increase and the golf course needed to stay clearly two separate issues. They haven't had an increase in dues in eight years, so the increase is needed.

6. Landscape/Irrigation

Dave Kovach shared that the parks are being watered four times a week: Monday, Tuesday, Thursday, and Fridays. He shared that there had been some damage to the south end irrigation from the City of Mesa installing a stoplight. Some of the valve boxes aren't communicating with the clocks so the wiring will be tested to find the problem. The turf has been aerated. They approved \$10,000 in tree trimming, which brings them \$5,000 over budget for the year. They also went over the planned increase in water costs that the City of Mesa is implementing. So far this year, they are half a million gallons below last year. He shared new projected costs for water and the Board discussed this new number in some detail.

7. Website Publication

David Kovach shared the information regarding the website for April and May. There was an increase in visitors in April of 43% and an increase in visitors in May of 51%. In April there were 11 new users and in May, there were nine new users.

8. Security Update

Lisa Quedens shared regarding security. The biggest increases were open door notifications, which is garage doors being left open. Security is still seeing a huge number of those every night. Resident contacts are also up due to the recent home invasions that have occurred. She shared that Kamin had sent out an email regarding this. John Newell pointed out that the City of Mesa has stepped up their patrols in the area in a big

way. Lisa also shared that one security officer is out sick right now. They will be conducting interviews at the end of June or early July to fill a guard position. She also shared that the community may be losing their sergeant, Andy Carter. He may be going into the military, so they may need to look for another sergeant.

9. Architectural Request

- A. 9532 E. Meseto - Windows -- recommend approval
- B. 9713 E. Lobo - Pergola -- recommend approval
- C. 9627 E. Nido - Patio -- recommend approval
- D. 9524 E. Meseto - Gate -- recommend approval
- E. 9524 E. Meseto - Landscaping -- recommend approval
- F. 9361 E. Naranja - Painting -- recommend table for 3mths
- G. 9657 E. Laguna Azul - Painting -- recommend table for 3 mths
- H. 2733 S. Duvall - (will discuss in Executive Session)
- I. 9829 E. Keats - (Painting) -- recommend approval

It was pointed out that many homeowners are stating that they have painted their homes the same color as their neighbors, and then it turns out the neighbors have not gone through the architectural approval process. Dee shared that she thinks the paint committee should take a look at the colors and see if they would be something they would want to consider. John Newell suggested that they have some kind of "beta test." Kamin suggested telling the homeowners that the Board is going to table the decision, because a paint committee is being put together. At this point, they wouldn't be able to tell the homeowner for sure if the color will be approved in the new palette, but the new committee will take it into consideration, and get back to them within the next three months. Kamin said she could send a letter out, so it is documented in their account. If the paint is not allowed, they will be in violation. Until that time, fines will be suspended until the paint committee has a chance to meet and come up with a new paint palette. But if the paint is not allowed, they will be in violation and have to repaint.

10. Next Meeting Date

The next meeting will be held July 20, 2015.

11. Adjournment of General Session

A **MOTION** was made by Sean McNulty to adjourn the meeting, seconded by Gary Bever. The meeting ended at 7:54 P.M.

Respectfully Submitted,

Debbie Frazey
Acting Recording Secretary

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