

**Augusta Ranch HOA
c/o FirstService Residential**

**Board of Directors
General Session Board Meeting Minutes
March 17, 2014
Mesa Police Station
2430 S. Ellsworth
Mesa, AZ 85209**

Present:

Board Members:

Monty McCall, President
John Newell, Vice President
Dee Goldammer, Secretary
Lisa Quedens, Treasurer
Gary Bever, Director
Dave Kovach, Director
Andrew Sterling, Director
Sean McNulty, Director
Jennifer Jensen, Director

Absent Board Members:

None

FirstService Residential Representative:

Kamin Havens, Community Association Manager
Kirk Kowieski, Vice-President

7 - Homeowners were Present

1. Call to Order:

President Monty McCall called the General Session meeting to order at 6:30 P.M.

Monty McCall advised the Board and attendees the City of Mesa did complete their study regarding the school's student drop offs and traffic concerns. Monty restated the concern for student safety. The City presented the study results to the Gilbert Schools. The district advised they would be conducting their own study for a solution. The City has placed "no stopping" signs on Madero. At this point in time the City has advised they have done all they can do.

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Sean McNulty will set up a meeting with the grade school principal to strengthen the relationship between the Association and the school.

2. Review and Approval of February Minutes:

Correction - page 3, Section 5.D., once a month correction to two times per year.

A **MOTION** was made by Dee Goldammer to approve the February 10, 2014 General Session minutes as amended, seconded by Lisa Quedens, and carried unanimously.

3. Homeowner Forum:

A. Paul Read - 2nd notice

Mr. Read advised the Board the first violation is dated July 21, 2013; however, he did not move into the residence until January 16, 2014.

B. Delores McGill - Tree in backyard

Not in attendance.

C. Jon Stonebraker - Parking Violation

Not in attendance.

D. Samuel Smith - Parking Violation

Mr. Smith advised the Board the vehicle was unknown. He also advised that the renters responsible for the violation have moved.

The Board advised the homeowner of the parking request process.

Mr. Smith complemented the Board on the community security.

E. Jim Carothers - Barking dogs

Neighborhood dogs are barking as golfers walk by. The dogs are not barking continuous for 15 minutes.

The Board advised the homeowner to contact security so that they can address the concern and notify the homeowner.

F. Christopher and Robin James - Parking Violation
Mr. and Mrs. James advised the Board the vehicle does not belong to them. The homeowner advised the Board he was unable to locate the prohibited parking times in the CC&R's.

The Board advised the homeowner to order a new CC&R book, the times are listed within.

4. Review January Financial Statement

A. Lisa Quedens presented the financial report for January 2014.

- YTD as of January 31, 2014
 - Operating funds \$170,351.32
 - Reserve Funds \$500,558.50
 - Other Assets \$ 24,000.00
 - Total Assets \$694,909.82

- Assessment income over budget approximately \$4,500
- Administrative expenses under budget approximately \$600
- Utilities under budget approximately \$2,800
- Landscaping under budget approximately \$1,400
- Security under budget approximately \$7,860
- Common Area under budget approximately \$44,000
- Overall total expenses under by approximately \$54,250

Lisa Quedens noted that everything looks to be in line and nothing seems to be out of order.

A **Motion** was made by John Newell to approve the February financial statement, seconded by Dave Kovach, and carried unanimously.

5. Manager's Report

A. Task / Administrative Report

Kamin Havens reported:

- 169 total calls from February
- 11 new homeowners in the community for February.

- 27 (plus) architectural requests received for the March meeting.
- 192 violations were sent out for the month of February.

Monty McCall reported this community has been nominated as "Best Community in the East" by the City of Mesa. The Arizona Republic would like to do an article on the community.

The Board discussed a new anti-HOA legislation that is coming to the floor. Monty encouraged the Board and attendees to contact State Representative Doug Coleman and express concerns and request a no vote.

Kirk Kowieski also advised the Board of a bill that would prohibit associations from collecting attorney fees if they win a case.

B. Annual Meeting Update

The Annual meeting will be held on May 19. The annual meeting request for candidates will be mailed March 21.

C. Easter Event

The Easter Event is planned for April 12th from 8:00 A.M to 11:00 A.M. at the Baldwin Park. The event map was reviewed and approved. Kamin reported to the Board that everything is going as planned. The prizes will be purchased closer to the event date. The bounce houses that were used at the annual picnic will also be used for this event.

Volunteers are needed; three for the craft table, three to set up the egg hunt, two to roam the event, and Kamin will MC. Sean advised the Boy Scouts will be coming to assist.

6. Landscape/Irrigation

A. Landscape Report

Monty McCall presented the landscape and irrigation report.

- Cutbacks and frost damage removal to lantana and other plants is in process.
- Regeneration of the oleanders at the parks, roundabouts and 1/3 of the bushes on the loop.

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- Replacement of the trees and shrubs on the Neville corner is complete.
- Fertilization tanks are in use for plants, trees and grass.

The 3 mile ditch irrigation is not good and is using 5 million gallons. Monty and the ILM landscape company have met and are working on a solution for a better irrigation system to decrease the water usage and enhance the grass appearance.

B. Rose Buddies

- John Newell reported the rose garden is moving forward, doing well and being monitored daily.
- A clinic was held today on the proper way to cut a cane.
- There has been some vandalism to the roses.
- The club members will be present at the Easter Event at the rose garden.
- At the last club meeting an Eagle Scout candidate presented a proposal to place pathways and a bench in the rose garden. The Boy Scout is in the process of obtaining approval from his Eagle Advancement Specialist to proceed with the project.

7. Golf Course Agreement/Updates on building

Monty reported that the contractor for the clubhouse has been paid \$47,000. Due to unknown underground power lines the building had to be relocated 19 ft. south and 3 ft. to the west. The City has the new plans for review and approval.

8. Website Publication:

Dave Kovach provided the stats, included in the Board packet. The new website design is up and running.

9. Security

Jennifer Jensen shared the security report to the Board members. Jennifer confirmed the officers are up-to-date on their certifications and re-qualifications.

The Board questioned the graffiti tagging, any gang relation? Jennifer confirmed the latest tagging is not gang related.

The Board encourages everyone that sees unusual activity or non-residents to contact security immediately.

10. Architectural Request

The following architectural requests were reviewed by the Architectural Committee and presented by Dee Goldammer.

- A. 9650 E. Nido - Exterior Paint (Approved)
- B. 9650 E. Nido - Exterior Paint (Denied/unapproved colors)
- C. 2363 S. Compton - Exterior Paint (Approved)
- D. 9230 E. Monte - Exterior Paint (Approved)
- E. 9334 E. Milagro - Exterior Paint (Approved)
- F. 9650 E. Nido - Exterior Paint (Approved)
- G. 2130 S. Alicia - Exterior Paint (Approved)
- H. 2130 S. Alicia - Windows (Approved)
- I. 9225 E. Lobo - Exterior Paint (Approved)
- J. 9251 E. Monterey - Exterior Paint (Approved)
- K. 9252 E. Medina - Exterior Paint (Approved)
- L. 9254 E. Milagro - Exterior Paint (Approved)
- M. 9255 E. Madero - Exterior Paint (Approved)
- N. 2631 S. Bristol - Exterior Paint, Exterior Brick, Small brick wall between herself and neighbor, driveway extension (Approved with the following stipulations, the neighbor approves the small brick wall and the driveway extension is 45 degree angle and two plants.)
- O. 9316 E. Monterey - Exterior Paint (Deny/unapproved colors)
- P. 2462 S. Drexel - Exterior Paint (Approved)
- Q. 2249 S. Faith - Landscape (Approved)
- R. 9527 E. Keats - Exterior Paint (Approved)
- S. 9752 E. Meseto - Back Wall Paint (Approved)
- T. 9752 E. Meseto - Pavers (Approval with stipulation of 45 degree angle and two plants.)
- U. 9733 E. Kiva - Exterior Paint (Approved)
- V. 9438 E. Natal - Exterior Paint (Approved)
- W. 9305 E. Monte - Exterior Paint (Approved)
- X. 9603 E. Nido - Exterior Paint (Approved)
- Y. 9758 E. Monterey - Exterior Paint (Approved)
- Z. 9760 E. Navarro - Exterior Paint
- AA. 9849 E. Lindner - Pavers (Approval with stipulation of 45 degree angle and two plants.)

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- BB. 9328 E. Milagro - Exterior Paint (Approved)
- CC. 2513 S. Compton - Exterior Paint (Approved)
- DD. 2548 S. Bernard, Parcel 2 - Scheme 3 (Approval)
- EE. 9757 E. Natal - Landscaping (Approved)
- FF. 9757 E. Natal - Scheme 9 - (Approved)
- GG. 2103 S. Drexel - Scheme 10 - (Approved)

A **MOTION** was made by Andrew Sterling to accept the Architectural Committee recommendations, seconded by Gary Bever, and carried unanimously.

11. Next Meeting Date - April 21, 2014

12. Adjournment of Open Session

With no further business to come before the Board a **MOTION** was made by John Newell to adjourn the General Session Meeting at 7:58 P.M., seconded by Dave Kovach, and carried unanimously.

Respectfully Submitted,

Beth Ann Moore (TE: 12032601.0319)
Acting Recording Secretary