

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

Board of Directors
Meeting Minutes
March 16, 2015
Mesa Police Substation
2430 S. Ellsworth
Mesa, Arizona 85209

Present:

Board Members:

Monty McCall, President
John Newell, Vice President
Dee Goldammer, Secretary
Lisa Quedens, Treasurer
Gary Bever, Director
David Kovach, Director
Sean McNulty, Director

Absent: Andrew Sterling

FirstService Residential Representative:

Kamin Havens, Community Association Manager

2 Homeowners were Present:

Brian Downs, (tenant) resident
Steven Bernot, resident

1. Call to Order:

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

2. Review and Approval of January Minutes

All Board members present acknowledged reading the February minutes and no additions or corrections were noted. A **MOTION** was made by Monty McCall to approve the minutes, seconded by Lisa Quedens, and approved unanimously.

3. Homeowner Forum

Brian Downs, residing at 9451 E. Navarro Avenue, has been cited for a black Chevy Impala parked in front of his residence. He does not own an Impala. He does own a black Chevy Silverado.

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Mr. Downs wrote a letter to the board and Kamin Havens submitted it to the board. Mr. Downs would like to know if the fines can be removed and secondly, if there is another occurrence that this previous situation will not count against him. Kamin stated to Mr. Downs that if he sees the Impala again he should call security. Monty assured him that it would be taken care of.

Steven Bernot, another resident, resides at 2703 South Keene. He is a new homeowner and has received a fine of \$100 because the exterior of the house needs to be painted. He asked the board if that fine can be rescinded and he will set a date for painting the house. The house is in very poor condition and Steven has been working hard on it, doing a lot of the repairs himself. Steven contacted D & D Painting and they are going to paint the house for \$1,000. Steven will need to send an email to Kamin to ask the board to excuse the fines. Steven stated that compliance is not the problem. The notices started in June so the clock was ticking even before he owned the house. John thanked Steven for taking care of this house.

4. Review February Financial Statement

Lisa Quedens shared information about the February financials. She stated that the Total Cash is \$541,606 with the Operating Cash of \$163,090. Reserve Cash is \$360,016 and Drainage Advancement to Golf Course is \$18,500. Accounts Receivable was \$408,020 total which is down \$56,805 from last month and from the same period last year it is down by \$17,374. Income taken in is \$179,684 as of 2/28/15 and is over budget by \$5,544. Assessment Income is under the budgeted estimate by \$25,177. Expenses are over budget by \$18,323. Administrative Expenses are over budget by \$1,220. Utility Expenses are under budget by \$927. Landscaping Expenses are over budget by \$5,392. Common Area Expenses are under budget by \$3,858. As of 2/28/15, \$5,940 was transferred to reserves in calendar year 2015. Monty McCall made a **MOTION** to accept the February financials, seconded by Sean McNulty and passed unanimously.

5. Manager's Report

A. Task/Admin Report:

Kamin Havens shared that there were 179 total calls for February. Five new homeowners in the community in February. 16

Architectural requests received for the March meeting. 240 violations were sent out for the month of February.

B. Update on Easter Event:

The Easter Event is March 28th. Kamin Havens stated that everything has been set up, deposits paid and everything is ready to go. Kamin asked for the Board members to volunteer at this event and asked everyone to be at the Baldwin Park at 7:00 A.M. The ROTC from Desert Ridge will be coming to help get the event ready and take down and help with the bounce houses. They will also be doing a flag ceremony for the golf course at 1:00. Lisa and Dee are running the craft table and everyone else will be helping in other ways. Sean and John will not attend. Dee asked if a price from The Vue was received and Kamin stated no.

C. Paint Phase Update:

Phases 1 and 2 are done. Phase 3, 2462 S. Sorrelle, they are selling their house, it's in escrow so that will be painted. Phase 6, all are complete. 9645 E. Keats, they sent a hardship letter in so that will be discussed in the Executive Meeting. Kamin believes that the painting is going very well.

D. Wrought Iron Painting:

The board owns half of the wrought iron fence and the home owners own half. Monty talked about 96th Street Park and says the wrought iron is in need of painting and it's about \$7,000 to do the whole park. The board will get a bid and then do some of it this year, some next year, etc. CLC put in a bid for the painting of the wrought iron. Kamin stated that there needs to be two coats of paint. Monty would like the homeowner to contribute half of the painting. Monty will ask CLC Painting how much it will cost to paint half. This will affect about 30 to 40 homes. John stated that it is about \$250 per home.

F. Annual Meeting:

Kamin Havens talked about the Annual Meeting that will be coming up on Monday, May 18th. The requests for candidates will be mailed out on March 20th, 2015. The bios will be mailed out on Friday, March 20th and everything needs to be in by April 10th. The meeting notice will be mailed out on the 17th. The sign in starts at 6:30, meeting starts at 7:00 and the meeting is going to be held at the patio on the Vue. Kamin reminded Lisa, John

and Dave that she still needs their bios right away. Kamin stated that there are three vacancies.

6. Landscape/Irrigation

Dave Kovach talked about the new landscape tech that started on Friday. He stated the dormant parks are starting to green up and in the next week or two they will be watered and start working on that. In about a month or so they will increase the watering time until it gets too warm for the rye. Monty stated that there is a new pest guy with Dynamite Pest Control. Dynamite has already taken care of two bee problems.

7. Website Publication

Dave Kovach stated visits were up 32 percent, there have been 11 new users. Dave has added a garage sale page. There have been a couple new business listings that came in.

8. Security

A. Security Update:

Monty McCall stated that he is meeting with Sergeant Carter every other week to go over everything. He stated that our guys are doing very well and that the Mesa City Police are communicating with them. He stated his concern about training. Monty asked Sergeant Carter to ask when the training will be done and he will handle that. Monty stated that Cook and Kizzar are part-time and that they now have health insurance and they are paid rather well. Monty stated that his only concern is getting Valley Wide to come and do the training.

9. Architectural Request

Diane recommended approval for the following architectural requests, except as noted.

- A. 2703 S. Drexel - paint
- B. 9912 E. Monterey - paint
- C. 9537 E. Monterey - paint
- D. 9564 E. Los Lagos Vista - paint
- E. 9229 E. Lobo - paint
- F. 2507 S. Compton - paint
- G. 9508 E. Natal - flagstone courtyard

- H. Review - 9665 E. Navarro - Thought his house didn't need to be painted but the board decided yes it does need to be painted. The board did give him an extension until September of 2015.
- I. 9908 Medina
- J. 9649 Laguna Azul
- K. 9518 Monterey
- L. 9229 E. Lobo - raise his brick wall by one level. Approve with the stipulation of his neighbors signed approval.
- M. 9550 Nido - put in two concrete strips going to the gate. Suggest to deny because Dee couldn't find anything in any of the neighborhoods that match that.
- N. 9641 Navarro - paint exterior
- O. 9424 E. Kiva - paint
- P. 9908 Medina - paint
- Q. 2744 Compton - paint
- R. 9424 E. Kiva - paint - Suggestion to deny because the colors are wrong. Kamin stated that he sent in the wrong parcel but then sent in the correct one.

A **MOTION** was made to accept the architectural committee's recommendation, seconded by Diane, and approved unanimously.

10. Next Meeting Date - April 20th, 2015.

11. Adjournment of Open Session

With no further business before the Board, Monty McCall called for a **MOTION** to adjourn, seconded by Sean McNulty and the motion carried unanimously.

Respectfully Submitted,

Claire Romero (10040505.0316)
Acting Recording Secretary