

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

**Board of Directors
General Session Meeting Minutes
March 21, 2016
2430 S. Ellsworth
Mesa, Arizona 85209**

Board Members Present:

John Newell, President
Dee Goldammer, Vice President
Lisa Quedens, Secretary
Dorian Eaton, Treasurer
Gary Bever, Director
David Kovach, Director
Beth Patton, Director
Andrew Sterling, Director

Board Members Absent:

Sean McNulty, Director

FirstService Residential Representative:

Kamin Havens, Community Manager

1 Homeowners was Present

I. Call to Order:

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

II. Review and Approval of February Minutes

There were no questions or changes requested to the General Session meeting minutes for February. A **MOTION** was made by Lisa Quedens to approve the February 15, 2016 minutes as presented, seconded by Dorian Eaton and approved by all.

III. Review of February Financial Statement

Dorian Eaton, Treasurer, provided a review of the February Financial Statement.

Expenses (Year to Date):

- Administrative expenses were over budget by \$1,500.

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- Utilities: February Water/Sewer was over budget by \$3,100; overall Utilities YTD were over by \$3,300.
- Landscaping expenses were over budget by \$12,000 for February; the YTD was over by \$16,000 due to tree trimming/removal being over budget by \$10,700. The landscape contract was over by \$1,500 due to the new contract being done after the budget was in place. Landscape dump fees were over by \$1,400 because the January fee was also paid in February. The January dump fees were higher than expected, and that should even out over the next six months.
- Security expenses were under budget by \$7,500 for February and YTD was under by \$8,200. Patrol service was under budget by \$8,000 as January was not paid until February due to the new AP program.
- Common Area expenses were under budget by \$1,700 for February and YTD was over by \$13,400. The February exterminating cost was over by \$1,500. The Drainage Easement was budgeted for \$32,000, although \$50,000 was paid.

John was concerned about the budget being so far off. Dorian stated we should give it few months to balance out. It was noted that the budget is just a guideline.

Revenue :

- Assessment Income was under budget by \$36K in February and the YTD is under by \$120K, the majority of that is due to the \$80K that was transferred to the reserve account in January instead of December. The February assessment was under by \$35K; violation fines were over by \$5.7K; reimburse expense was under by \$7.6K.

Cash Accounts :

- | | |
|------------------------|------------------|
| ● Operating | \$170,678 |
| ● Reserve | \$440,343 |
| ● Drainage Advancement | <u>\$ 18,500</u> |
| ● Total | <u>\$629,521</u> |

Delinquent Accounts Receivable:

- The Delinquent Accounts Receivable was \$296,261 which is \$111,759 less than last year.

Kamin noted that all of the write offs were finished at the end of February.

A **MOTION** was made by Dee Goldammer to approve the February Financial Statement, seconded by Gary Bever and approved by all.

IV. Manager's Report

A. Updated Paint List - Kamin stated of the 563 violations, only 11 are not completed. The list is included in the Board Packet.

It was noted that the owner at 9819 E. Kiva was on deployment until November. Kamin has sent out a reminder. The house was painted the wrong colors and without approval. He will need to send in an architectural request.

B. New Paint Phase 1:

- 2662 S. Vincent
- 2738 S. Vincent
- 9627 E. Naranja
- 9646 E. Naranja
- 9654 E. Naranja
- 9717 E. Naranja - Trim
- 2651 S. Drexel
- 2759 S. Sorrelle
- 2752 S. Sorrelle
- 2735 S. Sorrelle - Trim (painted in 2014)
- 2723 S. Sorrelle
- 2663 S. Joplin
- 2530 S. Sorrelle
- 2514 S. Sorrelle
- 9859 E. Monterey
- 2447 S. Bristol

The Committee and Kamin went through the paint phases and removed 2662 S. Vincent and 2738 S. Vincent. 2723 S. Sorrelle will be the whole house, not just the trim. 2659 S. Drexel and 2746 S. Sorrelle were added. One of the homes were painted in 2014, although the paint is now very worn. A brand new paint letter will be sent out which allows a three month period. This is the same as the first Phase 1 that was started in 2011.

A **MOTION** was made by Dave Kovach to approve the 2016 Paint Notices Phase 1, seconded by Andrew Sterling. All voted in favor and the Motion passed.

- C. Annual Meeting Update - postcards and emails were sent out for candidate applications. Kamin reminded Gary, Andrew and Beth to hand in their applications by April 8th. After April 8th, the ballot and bios will go out to the community. The Augusta Ranch website has a candidate application to fill out and submit online.

- D. Organized Events at Park - Kamin received a request regarding yoga classes at one of the parks. The insurance agent was concerned about the risk involved. Kamin had contacted Desert Ridge, Las Sendas and the Islands regarding their policies for events at their parks. The Islands does allow organized events at their parks. They charge a fee for non-residents, although no fees are charged for sports events. An insurance certificate is required naming the community as an additional insured. Augusta Ranch does not allow Little League or soccer due to insurance concerns, although they have been seen at the parks practicing. The parks cannot be reserved. Those sports practices are not organized through the HOA but done privately. Lisa noted that we advertise on the vans for events at the golf course. We can send an email blast referring people to our website for community events. It should be noted that community events that are listed on the website are not HOA sponsored events.

There was discussion on liability for someone getting hurt at a sports practice. If they did not make a request through the HOA then we didn't know about it. Limits of liability were discussed as well as lapse of coverage.

A **MOTION** was made by Lisa Quedens to allow organized events at Augusta Ranch parks as long as the requestor provides an insurance certificate listing Augusta Ranch as an additional insured. The Motion was seconded by Dorian Eaton.

The insurance agent or Maxwell Morgan should be contacted for a recommendation on the liability amount as well as policies and procedures.

The **MOTION** was amended to instruct Maxwell Morgan to create policies and procedures for requesting events in our community parks. John called for a vote. All voted in favor and the Motion carried.

- E.** Easter Event Comments: The DJ was better this year. The turnout was about the same. The VUE provided tiny muffins and apple juice. The Board would like a better option for food and felt the food trucks were a great idea. It was requested to have a sign that can be used from year to year listing the schedule of events. Kamin noted positive email feedback from the community.

Suggestions for making the event better next year:

- Trash Cans
- Water (unless provided by food vendor)
- Another craft table
- Eliminate crowns (too messy)
- Craft supplies: scissors, tape, mallets, rope
- A second face painter
- Sign with schedule of events
- Remind people to bring baskets or bags
- More prizes for DJ to hand out
- Food Trucks

V. Golf Course Update

Lisa reported we are still in negotiations with Your Source. At this point there are no changes to report.

VI. Landscape and Irrigation

- A.** Landscape Report - Dave Kovach reported that lantana and oleanders were installed on Laguna Azul and Vincent where the sissou trees were taken out. Water usage was higher (3 Million gallons) for the first few months of the year than in past two years. Last year we had more rain in the first few months of year.

Dave and Monty toured Stotz Equipment, a John Deere and Stihl dealer at 197 West Warner Road in Chandler. ILM is contracting with Stotz for equipment service and repair. We will need a trailer to transport the lawn mowers to Stotz for servicing. The rest of the equipment can be transported with the work truck. There will be direct

communication between our Supervisor Dan and Stotz and an account has been set up for Augusta Ranch. ILM will pay for the maintenance of the lawn mowers.

The turf is starting to green up. We moved the mow days to Thursday and Friday to make the loop and parks look good for the weekends. We have set up a schedule for the next few months with John Serio, Enviro Control, for fertilizer, pre-emergent, get green and nitrogen. We will apply soil conditioner through our tanks in March, April and May.

We have a space in the yard to put granite. We have targeted four small areas to transition from turf to granite on Madero and Crimson. Other areas that are thinning are being targeted for granite and it is a long term process. John Serio advised us that we have pine blight on the perimeter at Guadalupe and Ellsworth. There are 50 trees that need to be treated or we will lose them. Removing those trees will cost over \$400 each. The cost to treat is \$40 to \$50 per tree, for a total cost of \$1,500 to \$2,000. It was noted that there is \$600 left from the Easter event.

It was noted last month that a disgruntled worker at ILM called OSHA, who came out for an inspection of ILM. Dave noted we did an equipment inventory last month and everything looked clean. Industries are moving to keep the MSDS documentation online.

VII. Website Report

Dave Kovach reported the website did the same as last year. There were 810 visits and 9 new users. The Board has jumped to the number 8 position on popular pages instead of number 10. There was a drop in countries visiting the site. Dave and Kamin created a form to post on the website for candidate interest. Kamin asked Dave to work with her on a form for ballots and putting the new architectural guidelines on the website.

Kamin noted she uses Constant Contacts all the time and she is glad we got the program. The RSVP process for the garage sale has worked out great. April 5 is the last day to sign up for the garage sale. She will send Dave the information.

VIII. Security

A. Security Report - Lisa Quedens reported things have been surprisingly quiet with only a few minor items. Open garage doors have increased a little from February to March. Resident contacts are up possibly due to Park Central or just that more people are out with the nice weather. Security has been greeting residents and giving out contact information.

There was no update on Park Central, although there was a lack of calls for service. There was concern about residents having the new security contact information. It is in the bulletin board although not everyone looks there. Lisa reported that Security patrols several times a day. We will review after 30 days as to what issues need to be addressed. Lisa noted she could not log in to the tracking site. John asked Kamin to send him the login information. Speeding has been an issue and the police department has been doing some enforcement on the Loop. The speed limit is 30 and 25 in the residential areas. Lisa is posting an article in the next newsletter on the speed limit.

John mentioned the professionalism of the reports has improved. Lisa noted the staffing is very good and this is the best and most cohesive team that we have had. John sends a thank you from the Board to Sergeant Cosevera as he has been instrumental in putting this team together. Beth noted a security report on a dementia patient and suggested in the future having some training to deal with dementia and Alzheimer's.

IX. Architectural Requests

Kamin recommended approved for the following architectural requests, with the exception of D. 2131 S. Alicia and Q. 2409 S. Compton.

- A. 2119 S. Drexel - Change wall texture
- B. 9413 E. Mendoza - Paint
- C. 9829 E. Knowles - Paint Gate
- D. 2131 S. Alicia - Wall Addition
- E. 2131 S. Alicia - Paint
- F. 2660 S. Joplin - Paint
- G. 2146 S. Drexel - Paint
- H. 9729 E. Lobo - Paint
- I. 2247 S. Vincent - Paint

- J. 2738 S. Keene - Paint
- K. 9819 E. Kiowa - Paint
- L. 9631 E. Lobo - Paint
- M. 9730 E. Lobo - Paint
- N. 2253 S. Vincent - Paint
- O. 9731 E. Laguna Azul - paint
- P. 2538 S. Sorrelle - Stone Veneer
- Q. 2409 S. Compton - Architectural Review (Denied)

Kamin reviewed the wall addition request for 2131 S. Alicia. The gentleman attended the meeting last month. We requested that the wall be stepped down where it meets the gate. Kamin met with the owner and he is fine with that.

The Board reviewed the request for 2409 S. Compton. It was painted with approved colors but in a way that was not listed on the architectural application. The insets were painted cream and then the door color. In that neighborhood the builder did something similar. The owner is fine with repainting it. The Board denied the request for 2409 S. Compton.

Additional Architectural Applications:

- 9530 E. Monte - Requested original colors, Parcel 5, Scheme 4 and original door color.
- 9466 E. Lompoc - Landscaping work was started, the curb is in and the rock is gone, although there was no architectural application. The work has been stopped pending the application. A sample of the artificial turf was brought in. He is requesting to put in a dry creek river bed and artificial turf. The request meets the landscape requirements.

Dee Goldammer made a **MOTION** to accept the architectural requests as presented, seconded by Dave Kovach and approved by all.

X. Homeowner Forum

Homeowner Leeann Bohman attended the meeting and would like to become more involved with the Board. She submitted a candidate application online this morning. She has also submitted a paint application online, but it was never received.

Kamin did not receive her application and noted that about five percent of the online applications are not received. Kamin asked Dave Kovach for his help to add a disclaimer to the online candidate applications. Dave stated he would not be available until next Monday.

John Newell stated he had forward an e-mail from GoDaddy on the invoice for golfqa.com. Kamin has not received it and stated there have been changes to their system recently. The golfqa.com site will expire in four or five months and it was agreed to renew it for another year.

XI. Next Meeting Date

The next meeting will be held on April 18, 2016, which will be the last regular meeting until June.

XII. Adjournment of Open Session

With no other business before the Board, President John Newell adjourned the General Meeting at 7:43 P.M.

Respectfully Submitted,

Dana Desing, TE: 14082507
Acting Recording Secretary