

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

Board of Directors  
General Session Meeting Minutes  
March 19, 2018  
Mesa Police Substation, 2430 S. Ellsworth  
Mesa, Arizona 85209

**Present:**

**Board Members:**

Lisa Quedens, President  
Barry Matlack, Treasurer  
LeeAnn Bohman, Secretary  
Gary Bever, Director  
David Kovach, Director  
Sean McNulty, Director  
Beth Patton, Director  
Jeff Brown, Director

**Board Members Absent:**

Dee Hurley, Vice President

**FirstService Residential Representatives:**

Kamin Havens, Community Manager  
Amber Orduno, Regional Director

**One Homeowner was present**

**I. Call to Order**

President Lisa Quedens called the meeting to order at 6:33 P.M.

**II. Review and Approval of February Minutes**

Changes were made to the February 19, 2018 meeting minutes to list Dee Hurley as Vice President and LeeAnn Bohman as Secretary, and on the first line of page 3 to change "it" to "is".

**MOTION:** Beth Patton moved to approve the February 19, 2018 minutes with the noted changes, seconded by LeeAnn Bohman. Motion passed unanimously.

**III. Review of February HOA Financial Statement**

Barry Matlack reviewed highlights from the February HOA financials.

Income: Income was under budget for February \$43K; \$7K has come in for painting assessments in February; Working Capital was under budget \$1.2K; the \$49K transferred from the Golf Course Reserves was the 2017 surplus.

Administrative Expenses: Social expense was over budget due to down payments made, although it was budgeted in March and April; printing

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expense was over budget by \$900 as it was budgeted in April for the online voting; Rebill expense was under budget as it was not invoiced in February.

Utilities Expense: We have had little rain so the water is over budget \$500; Irrigation repairs were over budget \$2.6K as the sprinkler head invoice needs to be transferred to reserves; Dump fees are over budget \$1K and 25% will be billed back to the Golf Course; Fertilizer was over budget \$4.3K for the year due to December invoices for \$1,600 and \$1,400 and the Fairy Wing proposal that was not budgeted. Security is on budget for February; YTD is over budget \$9K as the 2nd half of December was paid in January, 2018. Common area expense is below budget.

**MOTION:** Sean McNulty moved to approve the February HOA Financial Statement, seconded by Beth Patton. Motion passed unanimously.

#### **IV. Review of February Golf Financial Statement**

Barry Matlack reviewed highlights from the February, 2018 Golf Financial Statement.

Income: The \$600 over budget for payroll reimbursement is the interest; \$4.9K under budget in the Golf Course transfer is the amount going into reserves after the loan payment; \$1K over budget in the general reserve transfer should be \$5,910 and accounting will correct that.

Expenses: The property tax is over budget \$13K as the 2nd payment was budgeted in March; Insurance is over budget \$2.3K as the entire amount was budgeted in January; Professional fees were over budget \$100 due to the third Golf Management Solutions (GMS) assessment.

Reserve Contribution: There was an over-run of \$76K; \$6K is the transfer to reserve; \$5K is the monthly transfer from the HOA after the loan payment; \$49K additional transfer from HOA is the surplus; and \$5.2K is from the painting assessments.

There was a question on the total amount expected on the wall painting assessments. Kamin stated it would be \$170,000 to \$180,000. The total of \$355K is split 50-50, plus \$10K that the HOA paid, plus change orders. As homeowners pay their assessments, the reserve account will be built back up by July. Now it is low because the HOA has paid the contractor.

**MOTION:** Sean McNulty moved to approve the February Golf Financial Statement, seconded by Beth Patton. Motion passed unanimously.

#### **V. HOMEOWNER FORUM - None.**

#### **VI. Golf Course Report**

**A. Capital Improvement/Reserve Fund** - A motion is needed stating that these items will come out of the Golf Course Reserve.

**MOTION:** Sean McNulty moved that all items in the 5-Year Capital Improvement Plan are to be paid out of the Golf Course Reserve fund. Barry Matlack provided a second. Motion passed unanimously.

- B. AIA Inspection/Performance Bond** - NCB Bank had required that the contractor be AIA Certified and that all payments be made per AIA requirements. NCB Bank also required a Performance Bond which covers the workmanship. There is also a two-year warranty on the work. We now have the option to hire an AIA-certified civil engineer to do the last inspection of the walls at a cost of \$3-5K, or just stay with the Performance Bond.

The Board discussed the options, and decided that the Performance Bond would be sufficient as it was required by the bank and has already been paid for. The Board agreed not to do an AIA Inspection.

- C. VUE** - This item was moved to the Executive meeting agenda.

- D. Lakes/Sludge Treatment** - Barry Matlack reviewed the sludge issue at Lakes #9 and #18. Arizona Lake and Pond conducted a sludge test which showed 3 feet of sludge in the bottom of the lake. A series of 3 bacterial treatments will be done over the summer. The cost of \$3,250 was discussed last month as part of the Capital Improvement budget. Once we can get the sludge and algae to a manageable level, the Golf Course would then be responsible for monthly maintenance. We are also waiting for test results from an Arizona state lab on the water column on Lake 18 to determine what treatment is needed.

## **VII. Manager's Report**

Administrative Update: FSRConnect Reports

137 Total calls for February.

16 New homeowners in the community for February.

8+ Architectural requests received for the March meeting.

110 Violations were sent out in February.

- A. Annual Picnic Update (April 21)** - Most of the vendors have been confirmed. Pro-Em will provide a smaller generator, spider box, and light towers only, as AZ Bounce Pro provides their own generators. Kamin will look into the Pro-Em quote of \$2,500 as compared to last year. Attendance is estimated at 1,750. A volunteer Photographer is needed.

The meal tickets have been ordered. All members of a party need to be present to get their meal ticket and have their hand stamped. The VUE will have a menu and AZFeastivals will have food trucks: SuperTruck (southwest), ACG Mobile Kitchen (Philly cheese steaks), Different Smokes BBQ, Circle R Farms (sliders, turkey burgers), and Udder Delight (ice cream, sorbet, shakes).

There was an option to add another food truck - Crab and Mac. There is no minimum amount for the food trucks. The Board discussed

the pros and cons of having another food truck and decided against it to allow the other vendors to make a good profit.

Security will be advised that there may be issues with parking on the street. Kamin Havens will make sure to have enough extension cords, tables, and chairs. Last year someone had to run home and get some extension cords.

- **Waiver for Laguna Artz** - This face painter was also used at last year's event and the HOA had waived the insurance requirement, as it is a small vendor. The Board agreed to waive the liability insurance for Laguna Artz this year.

**B. Easter Event Update (March 24)** - Everything has been completed except for prizes and candy. There will be 7 ROTC volunteers. The budget for this event was \$3-4K, and we spent \$2,600. We will have water donated from First Service, and donuts for the volunteers.

Board volunteers: Lisa Quedens, LeeAnn Bohman, Dave Kovach, and Barry Matlack (set up). LeeAnn has 3 Boy Scouts who can volunteer and Jeff will ask his daughter and neighbors to volunteer.

**C. Annual Meeting Details (May 21 at the Vue)** - The call for candidates has gone out and a few applications were received. Lisa, Dave, and Jeff need to submit candidate applications with photos, or the website photos can be used. Online voting will end at noon on May 21. After that, voting can be done by hard copy.

Kamin will send the Annual meeting agenda and list of speakers to President Quedens for review.

**D. Park Central** - The Augusta Ranch HOA is the master over the sub-associations, although it never needed to get involved until now. The management of Park Central has gone downhill and homeowners have complained. The Park Central community is in very poor shape, painting is needed, and many of the lights are out. There are issues with firepits, parking in front of garages, and dog attacks. It may be time for the Augusta Ranch HOA to step in as many of these items are in violation of the CC&Rs. The Park Central Board meets quarterly and consists of three members, only one of which lives on-site.

It was suggested to have the Park Central Community Manager attend the April HOA Board meeting. There were concerns about the costs for security and administrative time to address these Park Central issues. Kamin felt it may be a lot of work in the beginning, although once everything is managed properly it would be easier to maintain. She will do some research and consult Maxwell Morgan on what the Master Association can do. Kamin will also reach out to the Park Central Community Manager regarding these problems and invite the Manager and the Park Central Board to the April meeting.

### **VIII. Landscape and Irrigation**

- A.** Landscape Report - Dave Kovach reported that the January and February water numbers are at 2.6 million gallons. The next highest water use was back in 2012 at 2.1 million gallons. There has been a lack of rain so far in 2018.

Over the past month, pre-emergent treatment has been done at all of the parks. We will switch between the granular and liquid for the grass with no impact to the budget. 50 trees and 250 plants were installed along Ellsworth and Guadalupe. The back flows were tested and all passed except one, which needs to be rebuilt.

Kamin Havens advised that we sent in the annual water filing for the state. She received a notice and found that the Golf Course does a separate filing, which is due in August. She received the numbers from the Golf Course and will have that filing submitted.

Dave reported that bare spots on the Loop will be treated in preparation for the dye in the fall. The dye allows us to eliminate watering in those areas from November through March, saving about 8% of the total water budget (\$60,000-\$70,000). There was discussion on the budget impacts with and without the dye. Barry Matlack requested a breakdown on the costs and savings with the dye.

A few weeks ago, the four large Agaves at the Rose Garden were severely clipped and Dan estimated about \$4K in damages. The police were called but did not come out. Dan was able to catch the people with the cuttings in their truck. Security has trespassed them and they have promised to do restitution.

New sprinkler heads were installed in Baldwin Park. The Pine trees need to be lifted and we will obtain a bid as they are too high for Dan's crew.

## **IX. Website Report**

There were 11 new users this month. There were 600 visitors this year compared to 700 last year. Popular pages stayed the same. Several new countries visited the website, including Cote d'Ivoire, Ghana, Singapore, and Pakistan. The Easter event has been added to the webpage. Kamin will forward information on the Annual Picnic to add to the website.

## **X. Security**

- A.** Security Report - Sean McNulty stated things have been quiet. Security hours have been changed back after the early morning issues with dogs off-leash in the parks have been resolved. Dave was surprised that no sprinkler heads were damaged during Spring Break last week.

Security Officer Brian Cook has a new baby and took some time off. He is now back to work. The Security team will be brought up to speed on the Park Central issues if the HOA becomes involved.

There have been issues with towing at Park Central where the tow truck drivers have pre-filled forms.

**XI. Architectural Requests**

Beth Patton reviewed the following Architectural Requests.

- A. 9712 E. Navarro - Paint
- B. 2264 S. Drexel - Paint
- C. 2660 S. Drexel - Paint
- D. 9534 E. Keats - Sidewalk/Pony wall
- E. 9757 E. Monte - Paint
- F. 2554 S. Bernard - Paint
- G. 9465 E. Kiva - Paint
- H. 9849 E. Lindner - Paint
- I. 2726 S. Faith - Gate (Stipulation-Must be 1 foot from property line or obtain agreement from neighbor)
- J. 9663 E. Natal - Sidewalk
- K. 9920 E. Laguna Azul - Driveway Expansion
- L. 9606 E. Lompoc - Landscape

**NEW REQUESTS:**

- M. 9843 E. Nopal - Paint
- N. 9410 E. Kilarea - Landscape
- O. 2221 S. Sorrelle - Paint

**MOTION:** Lee Ann Bohman moved to accept the Architectural Requests as presented, seconded by Sean McNulty and approved by all.

A Homeowner asked about the total amount of the delinquent accounts. Kamin explained that the numbers on the Treasurer's Report are off because the painting assessments have been added to each account, which makes it appear as if payments are late. Gary Bever advised that the delinquent accounts are down to around \$227,000, which is the lowest in over four years.

**XII. Next Meeting Date**

The next Board meeting will be held on April 16, 2018.

**XIII. Adjournment of Open Session**

With no other business before the Board, Lisa Quedens adjourned the General Meeting at 7:33 P.M.

Respectfully Submitted,

Dana Desing (TE: 14082507)  
Acting Recording Secretary