

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

**Board of Directors  
General Session Meeting Minutes**

**March 18, 2019**

**Mesa Police Substation, 2430 S. Ellsworth  
Mesa, Arizona 85209**

**Present:**

**Board Members:**

Lisa Quedens, President  
Sean McNulty, Vice President  
David Kovach, Director  
Brian Mackay, Director  
Beth Patton, Director  
Greg Pifer, Director

**Board Members Absent:**

Jeff Brown, Treasurer  
Barry Matlack, Secretary  
Jan Wallace, Director

**FirstService Residential Representative:**

Kamin Havens, Community Manager

**No Homeowners were Present**

**I. Call to Order**

President Lisa Quedens called the meeting to order at 6:35 P.M.

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

**MOTION:** Sean McNulty moved to approve the February 18, 2019 minutes as presented, seconded by Beth Patton. Motion Passed 6-0.

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

Kamin Havens reviewed the February HOA Financial Statement.

**Income:** Assessment income was over budget \$3,300; over budget \$540 in Working Capital; under budget \$40 in Violation Fines; under budget \$250 in Reimburse Expense. Income was over budget \$27,000 YTD.

**Expenses:** Administrative expenses were \$3,100 under budget YTD. Water was under budget \$3,800 for February; Landscaping was under budget \$850 YTD, even with the extra \$16,000 for treating the pine trees. Patrol Services was \$1,100 over budget in vehicle maintenance for the transmission. Common Area Maintenance was \$1,700 under budget YTD. Kamin stated we are pretty much right on or under budget.

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**MOTION:** Beth Patton moved to accept the February HOA Financial Statement, seconded by Dave Kovach. Motion passed 6-0.

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

Kamin Havens reviewed the February Golf Financial Statement.

**Income:** Payroll Expense was under budget \$10,600 as November and December were paid in January, and January and February will be paid in March. That is due to the timing of the invoices. The Golf Course Lease for January and February will be paid in March, and the March lease will be paid in April.

**Expenses:** Administrative Expenses were over budget \$4,000, which reflects the January and February invoices. Funds were transferred from the Reserves to the Golf Course Operating. Property taxes were under budget \$13,000 as they will show up in the March financials. Total expenses were under budget \$16,300 YTD.

**MOTION:** Beth Patton moved to accept the February Golf Course Financial Statement, seconded by Dave Kovach. Motion passed 6-0.

#### **V. Homeowner Forum** - None.

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

**A. Year-Round Lighting** - The Board had previously met regarding the landscape lighting and agreed to move forward with one light per tree. The bid from Innovating Lighting was \$4,000 and included the following warranties: lifetime on the transformer, 10 years on the fixtures, 5 years on the LED bulbs, and one year on the labor.

Kamin reviewed several other bids for patio and entry lighting. To use the same company as for the landscape lighting (Innovative) would total \$6,339, including the electrical work. As the other bids did not include electrical, Kamin got a quote from Timberland which was added in to the other quotes for comparison.

##### **Board Questions:**

Brian Mackay asked about the maintenance for the first year. Kamin stated Innovative Lighting offered a maintenance plan on the patio lighting for \$699 which includes quarterly visits.

The Board discussed pros and cons of a maintenance plan and suggesting asking for a price for two maintenance visit a year at least for the first year.

Beth asked about a grace period from the time of installation where the company would be responsible for any repairs. Kamin did not see a grace period listed but will ask. She will also verify the warranty on the Holiday lights. The Board compared the warranties offered in the other bids.

Dave Kovach suggested asking Innovative to include the first year of maintenance as a condition of the contract.

Kamin stated Innovative has also bid on the electrical work related to the aerators.

**MOTION:** Sean McNulty moved to accept the bid of \$6,339 from Innovative Lighting for the landscape, patio, and entry lighting, pending verification of the warranty and including the first year of maintenance at no cost. Dave Kovach provided a second. Motion passed 6-0.

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

Administrative Update: FSRConnect Reports

143 Total calls for February.

12 New homeowners in the community for February.

4 Architectural requests received for the March meeting.

207 Violations were sent out in February.

**A. Easter Event Update** (April 13) - Everything is confirmed and ready to go. Board members were asked to volunteer for set up at 7 a.m. Joe's wife and a few teenage girls will volunteer for the crafts. Kamin will call ROTC for volunteers to help with the egg hunt.

**B. Annual Picnic** - Registration for meal tickets will begin after the Community Garage Sale. Kamin will post it in the newsletter. Residents can receive a free \$5 meal voucher by pre-registering and the restaurant will offer three to four choices for \$5. There will be no food trucks this year. Those that do not register will have to pay for food. The registration will help to predict the turnout for the restaurant. There will be games on the driving range and Kamin will get some prizes.

There were suggestions to have the Mesa Fire Department or Crime Prevention come out to the picnic with their vehicles, which would be fun for the kids. Kamin will call to find out and Brian and Sean will check with their contacts as well.

**C. Event Ideas** - Kamin met with Josh and Nick regarding ideas for the slow months, such as wine tasting, movies in the park, bingo, live music, and BBQ nights with a water slide. A projector and screen were researched.

**D. Projector/Screen \$1,000** - A projector and screen may cost \$1,000 - \$1,200. Greg stated the PA system could be used for sound and an extension cord could be used for power. Kamin stated there are outlets next to the trees. Cord tracks would be needed to avoid a trip hazard. The projector and screen would need to be stored out of the heat, possibly in the HOA office.

**MOTION:** Dave Kovach moved to authorize \$1,200 to purchase a screen and projector; seconded by Lisa Quedens. Motion passed 6-0.

## **VIII. Landscape and Irrigation**

Dave Kovach reported that Dan will start mowing the Loop this week. He checked the valves and most are good, but he will need to fix some leaks in between valves. We will start mowing Crismon soon. Thirty

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tons of rock were added to fill in from Ellsworth to 96th Street at a cost of \$1,500. We will need more rock to finish the job. The oleanders were staked to turn into trees. This year, we had the worst luck with the pine trees with beetles, termites and other pests.

**MOTION:** Sean McNulty moved to approve an additional 30 tons of rock at a cost of \$1,500; seconded by Lisa Quedens. Motion passed 6-0.

**A. Landscape Recommendation (ProQual/ELS)** - The subcommittee met regarding the bids from ProQual and ELS. Additional questions were sent to both companies and their responses were reviewed. One of the main considerations was staffing availability. ProQual has properties next door, their bid was a little less expensive, and they included some plants. The subcommittee's recommendation is to go with ProQual for the landscaping contract.

**MOTION:** Dave Kovach moved to approve ProQual Landscaping for the landscape contract; seconded by Brian Mackay. Motion passed 6-0.

**B. Grass Dye** - Dave Kovach spoke to people who use the parks regarding the dye. The consensus was that they preferred to let the grass go brown. A decision is needed by June on whether we will dye the grass this year in order to get it in the budget. It was noted that homeowners are not required to overseed in the winter, although weeds need to be kept in check.

The cost to dye Baldwin Park and the Loop was \$12,000 and the water savings was \$7,500. The rain dropped a lot of water in Baldwin Park and it did fade the dye a bit. Kamin noted that next year, \$103,000 will need to be put into reserves, which will require that the assessment be raised.

The Board agreed to not dye the grass this year. There may be complaints from the winter visitors.

**C. Turf Conversion** - Some areas of turf that were not doing well were converted to rock. There are still three areas that do not have much grass growing. Kamin suggested waiting to see what ProQual Landscaping could do in those areas. The Board agreed.

**D. Water Savings** - Dave has not received the latest water bill for March. He reported on a little glitch in the numbers for January and February, but no significant changes. There were \$7,500 in water savings by not overseeding.

## **IX. Website Report**

Dave Kovach reported that overall the website visits were down 20% from last year. There were six new users. The Board is up to number nine in popular pages, probably due to the upcoming elections.

## **X. Security**

**A. Security Report** - Sean McNulty reported that the security truck had the transmission repaired. There have been a lot of parking issues.

The Board suggested sending out an email regarding the parking rules as well as including it in the newsletter.

The Board discussed the helicopter activity in the area. A resident thought their house was broken into, but police found nothing. Augusta Ranch is also along the police helicopter route for checking hot spots in the area.

**XI. Architectural Requests**

Beth Patton recommended approval for the following Architectural Requests. One request was for roof tiles that are not manufactured anymore. Two color options were provided which were close to the existing tile. The request for a pony wall along the entry path is due a family member who is prone to falls. The request for a playground set has received permission from neighbors. The committee will continue to monitor the January and February requests to see that they are being completed. One of the paint requests did not match the approved colors. Kamin will look up the colors and advise the homeowner.

- A. 2662 S. Milburn - Paint
- B. 2110 S. Joplin - Roof Tiles
- C. 9564 E. Navarro - Paint
- D. 9927 E. Laguna Azul - Pool

**NEW REQUESTS:**

- E. 9506 E. Monterey - Paint (need new colors)
- F. 9506 E. Monterey - Front pony wall
- G. 9506 E. Monterey - Security Door
- H. 2302 S. Vincent - Playground set
- I. 9706 E. Lobo - Paint

**ADDITIONAL REQUESTS**

- J. 2310 S. Vincent - Lattice extending 2.5 feet above the wall, same color as the home. Vines will be planted. (The allowed amount is 3 feet over the wall)
- K. 2256 S. Sorrelle - Paint, Scheme 6

**MOTION:** Dave Kovach moved to accept the Architectural Requests as presented, seconded by Sean McNulty. Motion passed 6-0.

**XII. Next Meeting Date**

The next meeting will be held on April 15, 2019.

**XIII. Adjournment of Open Session**

With no other business before the Board, President Quedens adjourned the General Meeting at 7:14 P.M.

Respectfully Submitted,

Dana Desing (TE: 14082507)  
Acting Recording Secretary