

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

Board of Directors
Open Session Meeting Minutes
May 18, 2015
The VUE Restaurant
2401 S. Lansing
Mesa, Arizona 85209

Present:

Board Members:

John Newell, President
Dee Goldammer, Secretary
Lisa Quedens, Treasurer
Gary Bever, Director
David Kovach, Director
Sean McNulty, Director
Andrew Sterling, Director

FirstService Residential Representative:

Kamin Havens, Community Association Manager

There were no Homeowners Present

1. Call to Order:

John Newell called the meeting to order at 8:19 P.M.

2. Board Meeting Minutes

After noting no corrections or additions to the April minutes, A **MOTION** was made by Gary Bever to approve the April minutes, seconded by Lisa Quedens and unanimously passed.

3. Election of Officers

A. Appoint vacancy positions

John Newell stated that there were two additional people that were running for the board tonight, Tom Morlan and Dorian Eaton and both have a strong interest in that. John stated that Dorian has served the board before and in Dorian's behalf he served us well. John asked if anybody knows Tom. Kamin stated she has met him for two minutes and spoken to him on the phone.

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A **MOTION** was made by John Newell to fulfill Monty McCall's position by as a Member of the Board of Directors with Dorian Eaton, Seconded by Lisa Quedens and was unanimously passed.

B. Appoint Board Positions

John Newell stated that all officers of the Board are to be elected, President, Vice President, Treasurer and Secretary. John asked if anybody would like to express their desire on what they would like to do. Dee would like to take over the Vice President role. John stated it's a very hard role. Dee will take over the role as long as there is someone in place to be a good secretary. John Newell stated that Dee has expressed interest in taking over the Vice President role and asked if anybody else has any thoughts on that. A **MOTION** was made by Dave Kovach to appoint Dee to Vice President, seconded by Lisa Quedens and unanimously passed.

John asked to have comments about Treasurer. Lisa Quedens would like to nominate Dorian Eaton for Treasurer because she can't do both Treasurer and Security. Dave Kovach made a **MOTION** to appoint Dorian Eaton for Treasurer, seconded by Sean McNulty. All were in favor and it passed unanimously.

John Newell would like to nominate Lisa Quedens for Secretary. She accepts. A **MOTION** was made by Sean McNulty to appoint Lisa Quedens for Secretary, seconded by Dee Goldammer and the motion carried unanimously.

Sean McNulty made a **MOTION** for John Newell to go from Interim President to President, seconded by Gary Bever, and carried unanimously.

C. Appointment of Committee Chairs/Members

1. Security - Chair - Lisa Quedens. Member - Andrew Sterling.
2. Architectural - Chair - Sean McNulty. Members - John Newell.
3. Magazine - Chair - Dee Goldammer. Member - Gary Bever.
4. Website - Chair - Andrew Sterling. Member - Dave Kovach.
5. Collections - Chair - Gary Bever. Member - Dee Goldammer.
6. Landscape - Chair - Dave Kovach. Member - Rick Wallace.
7. Golf Course - Chair - Rick Wallace. Members - John Newell, Lisa Quedens, Dorian Eaton and Gary Patton.

All Members of the Board were in favor, none opposed.

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4. Homeowner Forum

None.

5. Review of April Financial Statement

A **MOTION** was made by Sean McNulty to accept the April financial statement, seconded by Rick Wallace and carried unanimously.

6. Manager's Report

A. Collection Policy

Kamin Havens talked about the collection policy. She stated she would like to send out the new collection policy to all the new homeowners. She will put it on the July statements and in the magazine and let all the homeowners know about the new policy.

B. Revised Architectural Guidelines

Kamin Havens asked if the board wants to approve a stipulation for parking on concrete strips. A **MOTION** was made by John Newell and seconded by Andrew Sterling to approve the following:

Submittals for concrete strips will be reviewed on the following:

1. No parking on concrete strips used only for access to double gates.
2. Must install curb cut for driveway access from a licensed contractor prior to installing concrete strips. (Must have permits from City of Mesa).
3. Concrete strips must be 16-18 inches wide and conform to 2500-3000 PSI strength.
4. Concrete strips cannot be used to store items behind double gate that can be seen from neighboring property or from street.
5. Pavers are not allowed to be used as material in concrete strips.
6. Curb cut for driveway access is not required when accessible from the driveway.
7. May park on concrete strips if connected to driveway.

C. Kamin Havens discussed the Resolution of Augusta Ranch Community Working Fund Contribution for Bulk Sales. Kamin noted this would be for one bulk sale. The attorneys think the Board should not push this. The Board was all in favor with the exception of Andrew Sterling.

D. Annual Price Disclosure

Kamin Havens discussed a letter from FirstService to let the Board know about all the companies that FirstService is affiliated with and also that some of the fees are going up.

8. Architectural Request

2263 S. Bristol - Paint (approved)
2263 S. Bristol - Paint (denied) Wrong color scheme
2242 S. Harper - Paint (approved)
2463 S. Duval - Artificial turf (approved)
2758 S. Sorrelle - Shed (approved)
9224 E. Monte - Paint (approved)
9229 E. Lobo - Pedestrian Gate (approved)
9645 E. Nido - Paint (approved)
9715 E. Laguna Azul - Artificial Turf (approved)
9241 E. Monte - Paint (approved)
2256 S. Sorrelle (Review) - Never been painted (original colors)
Board Review - 9714 E. Lobo - Wants to paint front/garage door color on pop outs and trim.

Gary Bever made a **MOTION** to allow pop outs and trim to be the same color as the front door/garage door color for parcel 13 only, seconded by Andrew Sterling. All in favor except for Dee Goldammer, Sean McNulty and Dave Kovach.

9. Next Meeting Date

The next meeting will be June 15th, 2015.

10. Adjournment of Open Session

A **MOTION** was made by John Newell to adjourn the meeting and seconded by Lisa Quedens and the Meeting ended at 9:15 P.M.