

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

**Board of Directors
General Session Meeting Minutes
May 16, 2016
The VUE at Augusta Ranch Golf Course
2401 S. Lansing Mesa, AZ 85209**

Present:

Board Members:

John Newell, President
Lisa Quedens, Secretary
Dorian Eaton, Treasurer
Gary Bever, Director
David Kovach, Director
Sean McNulty, Director
Beth Patton, Director
Andrew Sterling, Director

Board Members Absent:

Dee Goldammer, Vice President

FirstService Residential Representative:

Kamin Havens, Community Manager

Two Homeowners were Present

I. Call to Order

President Newell called the meeting to order at 8:30 P.M.

II. Appointment of Officers

President John Newell called for nominations for the Board positions of Treasurer, Secretary, Vice President and President.

Dave Kovach moved to nominate the current office holders to continue in their respective positions, seconded by Lisa Quedens. Discussion: John Newell requested that the Board vote to appoint each position individually. The Board agreed and the motion was withdrawn.

Lisa Quedens nominated John Newell as President, seconded by Sean McNulty. All voted in favor and the Motion carried.

John Newell nominated Lisa Quedens as Vice President, seconded by Dorian Eaton. All voted in favor and the Motion passed.

Lisa Quedens nominated Dee Goldammer as Secretary, seconded by Andrew Sterling. Discussion: It was noted that Dee travels quite often and there needs to be a back-up for the President. John Newell stated that Dee has served the Board very well and both Dee and Lisa bring balance to the Board. All voted in favor and the Motion was approved.

Sean McNulty nominated Dorian Eaton as Treasurer, seconded by Gary Bever. All voted in favor and the Motion passed.

III. Review and Approval of April General Meeting Minutes

A **MOTION** was made by Sean McNulty to approve the April 18, 2016 Minutes as presented, seconded by Andrew Sterling and approved by all.

IV. Review of April Financial Statement

Dorian Eaton provided a review of the April 2016 Financial Statement.

• Operating Cash	\$228,113
• Reserve Cash	\$511,620
• Drainage Advancement	<u>\$ 18,500</u>
• Total	<u>\$758,233</u>

The Reserve funds last year were \$369,500. Year to date legal expenses are lower than expected; Water usage is lower than expected; and Tree Trimming and Removal is higher than expected. The Revenue is looking good - Year to date we are \$4,500 under budget. The HOA has budgeted just under \$2,200 a month that is paid into the Reserve Account. In January, a transfer of an additional \$80,000 was made into the Reserve from the 2015 end of year revenue. If the operating cash is healthy, additional transfers can be made into the Capital Reserve, helping to maintain a healthy balance.

A **MOTION** was made by Dave Kovach to approve the April 2016 Financial Statement. The motion was seconded by Sean McNulty and approved by all.

V. Manager's Report

A. **Organized Events/Common Area Usage Policy** - This item was tabled to next month. Board members were asked to review the Common Area Usage Policy and provide feedback at the next meeting.

B. **Resource Guide for Residents** - Kamin Havens reported that so many snowbirds do not know where to find services such as a handyman, roofer, painter, etc. She drafted a letter requesting homeowners to provide information on vendors they have had successful experiences with to include in a Community Resource Guide. There will be a notation that the HOA does not endorse any of those vendors. The Board was in agreement.

VI. Golf Course Update

A. No update.

VII. Landscape and Irrigation

A. No update.

VIII. Website Report

A. No update.

IX. Security

A. Security Report - No update.

X. Architectural Requests

Kamin Havens recommended approval for the following architectural requests:

- A. 9633 E. Navarro - Awning
- B. 9827 E. Nopal - Sail
- C. 2256 S. Faith - Landscaping
- D. 9706 E. Natal - Paint (Parcel 9, Scheme2)
- E. 2223 S. Faith - Paint (Parcel 11, Scheme 2)
- F. 2746 S. Sorrelle - Paint (New Palette, Scheme 9)
- G. 9415 E. Kiva - Landscaping
- I. 9721 E. Lobo - Paint (New Palette, Scheme 3)
- J. 9538 E. Monte - Block Wall
- K. 2651 S. Drexel - Paint (Parcel 8A, Scheme 8)
- L. 9763 E. Kiva - Paint (Parcel 10, Scheme 6)

- M. 9328 E. Monterey - Driveway expansion (with stipulation for a 45 degree angle)
- N. 9708 E. Navarro - Paint (New Palette, Scheme 1)

REVIEW:

- A. 9627 E. Naranja - Paint, needs to paint trim
- B. 9646 E. Naranja - Paint, whole house, will give owner until January 31, 2017 to complete
- C. 9819 E. Kiva - Paint (New Palette, Scheme 9), garage and trim need to be body or popout color

NEW REQUESTS:

- A. 2563 S. Bristol - Paint (New Palette, Scheme 3)
- B. 9717 E. Naranja - Paint (Parcel 8, Scheme 1)
- C. 9859 E. Monterey - Paint (New Palette, Scheme 9), with stipulation that block wall be painted the body color
- D. 9924 E. Lindner - Basketball goal, needs discussion

Discussion:

9859 E. Monterrey - To be approved with the stipulation that the block wall be painted the body color.

9924 East Linder - Homeowner added cement driveway section with a temporary basketball goal, which needs to be stored away when not in use. Owner states son uses daily, and that it is not temporary because of the cement driveway section. Kamin reported that the basketball goal is not attached to the cement and recommends sending a letter stating that the basketball goal cannot be installed without prior approval of the Architectural Review Committee. If an Architectural Request was submitted before the project began, none of these items would be an issue. The temporary basketball goal needs to be stored once it is not in use. The owner will be requested to submit an architectural application for the permanent installation of the basketball goal.

The Board was in agreement with the recommendations.

10. Homeowner Forum

- A. None.

11. Next Meeting Date

The next meeting will be held on June 20, 2016. The Board will be working on committee assignments and Kamin will send out a list to the Board.

12. Adjournment of Open Session

With no other business before the Board, President John Newell adjourned the General Meeting at 8:47 P.M.

Respectfully Submitted,

Dana Desing, TE: 14082507
Acting Recording Secretary