

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

Board of Directors  
General Session Meeting Minutes  
May 15, 2017  
2401 S. Lansing Road  
Mesa, Arizona 85209

**Present:**

**Board Members:**

John Newell, President  
Lisa Quedens, Vice President  
Dee Hurley, Secretary  
Barry Matlack, Treasurer  
Gary Bever, Director  
David Kovach, Director  
Sean McNulty, Director  
Beth Patton, Director

**Board Members Absent:**

LeeAnn Bohman, Director

**FirstService Residential Representative:**

Kamin Havens, Community Manager

**One Homeowners was Present**

**I. Call to Order**

President John Newell called the meeting to order at 8:29 P.M.

**II. Appoint Positions and Committees**

President Newell advised that the appointment of officers will take place at next month's meeting.

**III. Review and Approval of April 2017 Minutes**

A request was made to amend the Minutes to reflect that Dee Goldammer's last name has been changed to Hurley.

**MOTION:** Dee Hurley moved to approve the April 17, 2017 General Session Minutes as amended, seconded by Beth Patton. The Motion passed unanimously.

**IV. Review of April 2017 Financial Statement**

A review of the April Financial Statement was provided during the Annual Meeting. The Treasurer's report is included for the Minutes.

**CASH ACCOUNTS**

|  |           |                |
|--|-----------|----------------|
| Operating Checking                       | \$        | 172,845        |
| Operating Savings                        | \$        | 31,993         |
| Reserve Accounts                         | \$        | 666,999        |
| Other Assets                             | \$        | -              |
| <b>TOTAL CASH</b>                        | <b>\$</b> | <b>871,837</b> |
| <b>Variance from last month-Positive</b> | <b>\$</b> | <b>75,663</b>  |

**INCOME YTD**

|                            |           |                 |
|----------------------------|-----------|-----------------|
| Actual Income              | \$        | 414,847         |
| Budgeted Income            | \$        | 442,476         |
| <b>Variance - Positive</b> | <b>\$</b> | <b>(27,629)</b> |

**EXPENSES YTD**

|                            |           |                |
|----------------------------|-----------|----------------|
| Actual Expenses            | \$        | 366,297        |
| Budgeted Expenses          | \$        | 374,047        |
| <b>Variance - Negative</b> | <b>\$</b> | <b>(7,750)</b> |

**PROFIT/LOSS YTD**

|                            |           |                |
|----------------------------|-----------|----------------|
| YTD Actual Income/Reserves | \$        | 491,720        |
| YTD Actual Expenses        | \$        | 366,297        |
| <b>Variance – Positive</b> | <b>\$</b> | <b>125,423</b> |

**DELINQUENT ACCOUNTS**

|                            |           |                |
|----------------------------|-----------|----------------|
| Under 30 days              | \$        | 43,276         |
| 30+ days                   | \$        | 8,141          |
| 60+ days                   | \$        | 10,258         |
| 90+ days                   | \$        | 240,322        |
| <b>TOTAL</b>               | <b>\$</b> | <b>301,997</b> |
| Last month                 | \$        | 274,469        |
| <b>Variance - Negative</b> | <b>\$</b> | <b>27,528</b>  |

**MOTION:** Beth Patton moved to approve the April 2017 Financial Statement as presented, seconded by Gary Bever and approved by all.

**V. Manager's Report**

Administrative Update: FSRConnect Reports

134 Total calls for April.

19 New homeowners in the community for April.

15 Architectural requests received for May's meeting.

171 Violations were sent out in April.

**A. Events Report** - The Board agreed to keep the Annual Picnic this year with a nominal fee for food.

**B. Resident Golf Tournament** - The fees have been reduced to \$20/adult and \$10/juniors. The Board agreed.

**C. Community Wall Painting** - We are now up to \$48K for community wall painting. The Loop, homeowner walls, and parks still need to be done. In 2010, Landmark Landscape did the painting for \$50K using the same color. The painting company would have charged \$110K. As we are changing the color, it does require more coats of paint. The Board agreed to put the painting out for bid.

**D. Paint Violation Update** - Notices have been sent out according to the Paint Violation list in the packet.

**E. Compton Park Slide** - The slide is cracked. There is an estimate for a new slide, footers, and rubber surfacing repairs for \$2,526.

**MOTION:** Dave Kovach moved to ratify the expense for a new slide at Compton Park by Dave Bang Associates in the amount of \$2,526.66. The Motion was seconded by Gary Bever and passed unanimously.

**VI. Golf Course Report**

**A. Closing Date Update** - All of the documents have been signed and the sale is expected to close tomorrow, May 16, 2017.

**VII. Landscape and Irrigation**

**A. Landscape Report** - In addition to the report provided in the Annual Meeting, Dave Kovach advised that new drip lines have been installed in the flower beds, and repairs were made in the Rose Garden. The Ash and Pear trees on the Loop were thinned out. Watering will be increased to five days a week for all the parks. Work on the Crismon ditch is in progress. It was noted that when the grass is dyed, it does need minimal watering. A second dye application is recommended, although only one application was done and it looked good all winter.

**VIII. Website Report** - An update was provided in the Annual Meeting.

**IX. Security**

**A. Security Report** - An update was provided in the Annual Meeting.

**X. Architectural Requests**

Dee Hurley recommended approval of the Architectural Requests:

- A. 2438 S. Drexel - Paint
- B. 2357 S. Bristol - Patio Cover
- C. 9540 E. Lindner - Paint
- D. 9519 E. Kilarea - Paint (Denied-wrong color)
- E. 9640 E. Lobo - Paint
- F. 2656 S. Milburn - Landscape
- G. 9542 E. Keats - Landscape
- H. 2210 S. Keene - Paint
- I. 9355 E. Kiva - Paint
- J. 9445 E. Naranja Paint
- K. 2722 S. Milburn - Block wall

- L. 2264 S. Drexel - Swingset (Stipulation for neutral color canvas)
- M. 9751 E. Laguna Azul - Paint
- N. 2519 S. Compton - Driveway
- O. 9332 E. Kiva - Paint
- P. 2604 S. Keene - Landscape
- Q. 2450 S. Harper - Driveway
- R. 9440 E. Kilarea - Paint popout

**New Request:**

- S. 2337 S. Faith, Parcel 13 - Paint, Scheme 6

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

**XI. Homeowner Forum**

- A. 9629 E. Natal - Parking on Granite - The Homeowner received a violation notice for parking on the granite next to the driveway and asked for clarification. His family has several vehicles—some are parked in the garage and a Toyota Camry, a four-wheel drive truck, and a Ram truck are parked outside. It is difficult to fit all of the vehicles in the driveway and not park in the road. The four-wheel drive truck has been parked with two tires on the driveway and two tires on the granite. He has reviewed the CC&Rs and did not find language regarding this violation.

Kamin Havens stated that the Architectural Guidelines state that there shall be no parking on the front or side yard. The Architectural Committee reviewed photos of the truck parked on the granite. Many people with the same issue have added concrete or pavers onto their driveway. That is one solution for the homeowner to consider.

The Homeowner had concerns regarding the transformer, cable box, and gas line on that side of the driveway and felt he could not pour concrete there due to the utility easements. Kamin stated only a 1 to 2-foot driveway extension would be needed and many homes have put pavers on the side with utilities. The Homeowner felt there may be non-exclusive rights to that easement. He felt parking on concrete or granite made no difference if it was still off the driveway.

It was clarified that the Architectural Guidelines require that there be no parking on the front or side yard. The Board advised the Homeowner that a driveway extension, approved through the Architectural application process, would allow the vehicle to be parked there. The Homeowner asked for a time extension and the Board advised him to submit an Architectural application with an extension request. The Board will take the matter under advisement during the Executive Session.

**XII. Miscellaneous Items:**

- A.** Barry Matlack suggested dressing up the fairways on 10 and 15 and asked for a cost estimate for overseeding or using dye. President Newell stated there are a few high-visibility areas of the course that need to be cleaned up, and the HOA can coordinate with the Golf Course. It was recommended to have our people apply the dye. The back side of 12, 8, and 6 can be seen from the road, 10 and 15 are near the roundabouts. This will be considered during the budget process.
- B.** Dee Hurley requested looking at installing drinking fountains in the parks as well as a dog-friendly water feature. The Board agreed to request quotes from several contractors.
- C.** Barry Matlack requested looking at installing bathrooms on the Golf Course. The Board agreed to obtain bids, although there are other improvements that need to be done per the golf course inspection.

**XIII. Next Meeting Date**

The next Board meeting will be held on June 19, 2017.

**XIV. Adjournment of Open Session**

With no other business before the Board, John Newell adjourned the General Session Meeting at 8:59 P.M.

Respectfully Submitted,

Dana Desing (TE: 14082507)  
Acting Recording Secretary