

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

**Board of Directors
General Session Meeting Minutes
May 20, 2019
Augusta Ranch Golf Course
Scratch Pub & Grill, 2401 S. Lansing Road
Mesa, Arizona 85209**

Present:

Board Members:

Lisa Quedens, President
Sean McNulty, Vice President
Jeff Brown, Treasurer
Barry Matlack, Secretary
David Kovach, Director
Brian Mackay, Director
Beth Patton, Director
Greg Pifer, Director
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 8:00 P.M.

II. Review and Approval of April Minutes

MOTION: Jan Wallace moved to approve the April 15, 2019 minutes as presented, seconded by Jeff Brown. Motion passed 8-0.

III. Review of April HOA Financial Statement

Jeff Brown provided a review of the April HOA Financials.

Income: We were over budget \$33,000 in assessment income for April. That was under budget last month. Over budget \$300 in working capital, over budget \$600 for violation fines. YTD we were over budget \$27,000 in Income.

Administrative Expenses: We were \$2,000 over budget in legal as the March and April invoices were both paid in April. \$2,200 over budget in rebill expense as it was budgeted for May. \$13,000 under budget in social expenses due to the timing of the credit card reconciliation. \$350 under budget in violation fines as we have not received that invoice. \$1,200 over budget for corporate taxes as we

had to file an extension. YTD we were \$19,000 under budget in Administrative Expenses.

Utilities: Water was under budget \$3,200 in April. YTD we were under budget in Utilities \$8,000.

Landscaping: Irrigation repair was under budget \$1,000 in April. The backflow inspection was over budget \$1,200 as it was paid in March. Fertilizer was over budget \$10,000 for treatment of the trees that was not budgeted. YTD Landscaping was under budget \$11,000.

Security: We were \$900 under budget for Security gas as both April and May will be paid in May. \$18,000 over budget as the March and April invoice were both paid. Security was under budget \$350 YTD.

Common Area: \$1,700 over budget in common area maintenance due to fido bags, garage sale signs, and a breezeway chain. Exterminating was over budget \$350 as we are waiting for reimbursement from the Golf Course. Common Area expense was \$2,000 under budget YTD.

Total expenses had a YTD under-run of \$40,000. Surplus had an over-run of \$67,000 before Reserves. The Reserve contribution had an over-run of \$2,400. The total YTD has an under-run of \$6,400.

MOTION: Sean McNulty moved to approve the April 2019 HOA Financial Statement, seconded by Greg Pifer. Motion passed 8-0.

IV. Review of April Golf Financial Statement

Jeff Brown provided a review of the April Golf Financials.

Income: Payroll was over budget \$10,600 for the March invoice as it was not budgeted for April. \$6,250 was over budget as they are holding off on the transfer until there are more funds in Operating. YTD over budget \$46,000 in Income (\$25,000 is part of the overrun).

Administrative Expenses: Insurance was under budget \$1,300 as we have not received the invoice. Professional fees were over budget \$2,100 for the GMS Assessment as it was budgeted in March. YTD we were under budget \$3,500 in Administrative expenses.

Total expenses were under budget \$3,500. The surplus before Reserves had an over-run of \$49,000. The Reserve contribution had an over run of \$5,000. There was a total under-run of \$31,000 due to items that were unexpected or came up earlier than budgeted, such as the nets.

MOTION: Sean McNulty moved to approve the April 2019 Golf Financial Statement, seconded by Greg Pifer. Motion passed 8-0.

V. Homeowner Forum - None.

VI. Golf Course Report - None.

VII. Manager's Report

Administrative Update: FSRConnect Reports

149 Total calls for April.

17 New homeowners in the community for April.
14 Architectural requests received for May.
141 Violations were sent out in April.

A. Board Conduct Form - A Code of Conduct document was provided for members to review at home. Any concerns or suggested changes can be sent to Kamin Havens. This item will be considered for approval in the June Board meeting.

VIII. Landscape/Irrigation

A. Landscape Report - A meter in the ditch at Crismon may be broken as it registered zero gallons for March, April, and May. Kamin will advise the City of Mesa. The transition from Desert Classic to ProQual has been smooth and they have been fully staffed.

B. Water Savings - We have saved almost \$14,000 in water since dying the turf. There was discussion on the net versus gross savings and the variables involved. As of May 2019, we used 1.687 million gallons, which has been the lowest since 2012. Last year we were at almost 3 million gallons.

The Board decided in March to let the grass go dormant this year after comparing the costs to dye versus overseeding.

Barry Matlack was concerned that the Board made a decision without the final water bills.

IX. Website Report - Dave Kovach reported there were 8 new users this month. Visits were down 12% from last year. The Board page jumped up in popular pages to number 5 from number 11.

X. Security

A. Security Report - Sean McNulty noted that the Ring service offers a neighborhood opt-in for homeowners. If Augusta Ranch signed up it would be \$30 a year. A WiFi Ring floodlight device could be placed to view the Golf Course parking lot. The homeowner opt-in would allow our Security to access Ring devices around the neighborhood. Residents can put out a neighborhood alert for suspicious activity with photos and that would also go to Security right in their truck. Mesa Police Department uses this Ring feature all the time.

B. Crime Calls - Crime Prevention Department - A Mesa Police breakdown of calls for service for the entire area was provided.

XI. Architectural Requests - Beth Patton recommended approval for the following Architectural Requests, although she recused herself from the discussion on item N. as it is one of her neighbors.

- A. 9310 E. Milagro - Paint
- B. 2231 S. Bristol - Paint
- C. 2647 S. Bristol - Paint
- D. 9832 E. Kiowa - Driveway
- E. 9226 E. Madero - Paint
- F. 9723 E. Knowles - Landscape

- G. 2450 S. Harper - Paint
- H. 9363 E. Mendoza - Paint
- I. 2239 S. Bristol - Paint
- J. 2555 S. Bristol- Paint
- K. 2423 S. Bristol - Paint
- L. 9654 E. Nido - Paint
- M. 2465 S. Compton - Driveway
- N. 9814 E. Meseto - Pergola (with Stipulation)

Kamin Havens reviewed the request for a Pergola at 9814 E. Meseto. The 12-foot high Pergola was installed prior to submitting an Architectural application. The requirements state such structures can only go 3 feet above the wall. Any structure over 9 feet in height must conform to the same stucco and tile as the home.

The homeowner stated they were not aware of the height regulation and have seen similar structures above the fence line. They are requesting a variance as the item is non-refundable and would result in a substantial financial loss.

The homeowner had originally started building it against the wall until a neighbor informed them it had to be five feet from the wall and that it was out of compliance due to the height.

Kamin confirmed that there are some structures that are this tall, although they have used the same tile and stucco as the home per the requirements.

After much discussion, the Board would agree to the request with the stipulation that the homeowner bring the Pergola into compliance with the requirement that any structure with a height exceeding 3 feet over the wall must use the same tile and stucco as the home.

MOTION: Dave Kovach moved to accept the Architectural Requests as discussed, seconded by Sean McNulty. Motion Passed 8-0.

XII. Next Meeting Date

The next meeting will be held on June 17, 2019.

XIII. Adjournment of Open Session

President Quedens adjourned the General Meeting at 8:34 P.M.

Respectfully Submitted,

Dana Desing (TE: 14082507)
Acting Recording Secretary