

Augusta Ranch Homeowners Association
c/o FirstService Residential

Board of Directors
General Session Meeting Minutes
November 17, 2014
The VUE
2401 S. Lansing
Mesa, AZ 85209

Present:

Board Members:

Monty McCall, President
John Newell, Vice President
Dee Goldammer, Secretary
Lisa Quedens, Treasurer
Jennifer Jensen, Director
David Kovach, Director
Sean McNulty, Director

Absent:

Board Members:

Gary Bever, Director
Andrew Sterling, Director

FirstService Residential Representative

Kamin Havens, Community Association Manager

1 - Homeowner was present

1. Call to Order

Monte McCall called the meeting to order at 6:29 P.M.

2. Review and Approval of Minutes

All Board members present acknowledged reading the October minutes and no additions or corrections were noted. A **MOTION** was made by Dee Goldammer to approve the minutes, seconded by David Kovach, and approved unanimously.

3. Homeowner Forum

One homeowner was in attendance, but did not wish to speak.

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4. Review October Financial Statement

Lisa Quedens passed out an overview of the October financials. She shared that the total cash accounts was \$590,162. Operating cash is \$233,600. Reserve cash is \$335,583 and they still have the drainage advancement of \$21,000. Accounts receivable total was \$444,347, which is up about \$46,000 from last month. In the area of income, Lisa shared that the projected budget is right on track. The assessment income was under budget by about \$3800 which is much better than in years past. Expenses are under budget by \$45,000. She shared that they are over budget in administrative expenses, utilities, and securities, but under budget in landscaping and common area expense. She shared that overall they are doing well. She pointed out there was a small dip in the reserve cash and that is due to the cost of the new building.

Monty shared that they had received a check for \$9,000 from a former owner who had settled the amount he owed to the association because he was selling his property and a lien had been placed on his property.

A **MOTION** was made to approve the October financials by Sean McNulty, seconded by David Kovach and approved unanimously.

5. Manager's Report

Task/Admin Report

Kamin Havens shared that there were 197 calls in October. 15 new homeowners in October. 17 plus Architectural Requests for the November meeting and 308 Violations were sent out in October.

Architectural Guideline Revisions

Kamin Havens asked if anyone had any corrections or changes to the proposed Architectural Guideline revisions. She shared that she would be adding these to the CC&R's which are given out to new homeowners. A **MOTION** was made to approve the new Architectural Guidelines by David Kovach, seconded by Sean McNulty and the motion carried unanimously.

Contribution for On Course

Manager Havens asked if the HOA would be making a donation once again to the On Course. The Board was in favor of doing so. Monty wanted to make sure that the Board was well represented at the event and asked who was able to attend. Dee Goldammer and

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Kamin Havens are on the committee. Sean McNulty and John Newell will be driving the Gator and the HOA cart. Kamin Havens will ask for additional help so that John and Sean only have to drive the vehicles for one hour of the three hour event. She has already asked Chuck to help. She will find someone else to pair up with Chuck and she will get a couple of the golf course guys to do an hour shift as well.

Raffle Prize for On Course

Kamin Havens asked if they would like her to shop the Black Friday ads and pick up a nice prize for the raffle. She will keep it in the \$99 range. The Board agreed that she should pick up something to donate to the raffle.

Insurance for 2015

Kamin shared that Mahoney Group is the insurance broker they have been using for the last five years. The Board has two options to decide between. The difference between the two is a minor cost of approximately \$21. Both options also provide a three year rate lock. Currently, the HOA has been using Cincinnati Insurance and the other option is through Nautilus Insurance. The Board decided to go with Cincinnati (Option 2) again since they haven't had any problems.

Red Mountain Lighting Proposal

Kamin shared a proposal she had from Red Mountain Lighting to replace the long fluorescent lights in the new building with LED lights. They will also replace the ballast. The bid was for \$411.28 and they would all be done at one time. Sean McNulty made a **MOTION** to allow Red Mountain lighting to replace the fluorescent lights. Lisa seconded. John Newell wanted to have some discussion regarding the proposal. He wanted to make sure they had a warranty on the lights of at least a year and some kind of guarantee. Kamin Havens shared that Red Mountain Lighting had guaranteed that the lighting would be as good as what they have, if not better. John Newell made a **MOTION** to approve as long as the items he had suggested are guaranteed. Lisa Quedens seconded the motion and the motion carried unanimously.

6. Landscape/Irrigation

David Kovach reported the following:

- The trees were scheduled to be planted Thanksgiving weekend
- Detailing of the loop should be finished this week.

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- The loop is being watered three times a week on Tuesday, Thursday and Saturday for 25 to 30 minutes.
- Starting next week the loop is going to be mowed on Monday. The parks will be mowed on Tuesday.
- On Crismon the city installed a traffic light. In the course of digging, they damaged some power lines to the community. Kamin sent the bill over to Roadway Electric and they will be taking care of the cost to repair the damage.
- Someone stole one of the agave plants on Baldwin and Madero.
- Two weeks ago the flower box was redone with new pea gravel and new soil and flowers planted.

John Newell shared that he thought Baldwin Park looked spectacular and David said he would pass along the compliment to Dan. Dee asked when the dead trees would be removed and David said he had not asked about that.

7. Golf Course Agreement/Updates on Building

Monty shared that the golf course is coming along. They have a few minor things to do on the building. He shared that everyone seems to be relatively happy with the new building. Kamin shared that on Friday of last week they had removed the temporary building.

8. Website

David Kovach shared that the website was up approximately 19 percent in visits over last year. They have about 20 percent of unique visitors. There were 15 new users for October. He shared that the website is doing well. He asked Kamin if the VUE wanted to put anything on the website for specials, to let him know.

9. Security

Jennifer Jensen shared photos of the new truck that had been selected as a security vehicle for the community. The truck is here and it will be outfitted the way it is depicted in the pictures she showed. Jennifer also shared that she will be moving and will have to leave her position on the board. She had hoped to find another home in the community, but wasn't able to do so. She asked the Board to be thinking of possible candidates to fill her position.

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She shared that there had been several "crimes of opportunity" robberies throughout the community in recent weeks. Somebody is walking through neighborhoods and is checking to see if cars are unlocked or garages have been left open. She suggested that the Board approve spending some additional money to provide more hours of security patrolling the neighborhood. This would provide coverage so that there wouldn't be any time when security coverage wouldn't be provided as well as providing greater coverage during existing coverage times. She feels that this will make a real difference. There have been seven reported acts of burglary. The security team is reminding homeowners to make sure and close their garages and be aware of what has been happening and to alert others to the situation.

Jennifer also shared that the two new guards are working out well. She shared that the community of Muirfield, an HOA at Ellsworth and Southern is scheduled to start on January 1st with the Augusta Ranch DPS package. They will have the same type trained guards and this will help both communities out.

Sean McNulty made a **MOTION** that they approve spending additional money to provide a greater range of covered hours by the security detail. The motion was seconded by Dee Goldammer. The motion passed unanimously.

10. Architectural Requests

Dee shared the following Architectural Requests which are detailed in the Board's monthly packet. She suggested the following be approved:

- A. 9630 E. Naranja - Landscape
- B. 2119 S. Drexel - Exterior Paint
- C. 2710 S. Faith - Exterior Paint
- D. 2718 S. Faith - Exterior Paint
- E. 9348 E. Milagro - Exterior Paint
- F. See Below
- G. 9635 E. Naranja - Exterior Paint
- H. 9860 E. Lindner - Exterior Paint
- I. 9907 E. Monte - Exterior Paint
- J. 9860 E. Navarro - Exterior Paint
- K. 9502 E. Natal - Exterior Paint
- L. 2734 S. Milburn - Exterior Paint
- M. 2722 S. Joplin - Landscape
- N. 9604 E. Lindner - 3 Palm trees removed-needs to plant 1 tree -- approve with stipulations.

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O. 9343 E. Kiva
P. 9355 E. Kiva
Q. 9851 E. Naranja
R. See Below
S. 9823 E. Kiva

Dee suggested that the following be denied at this time:

F. 9415 E. Kiva - Extended driveway
R. 2465 S. Compton - Exterior Paint -- they have resubmitted

These are additional new requests:

2733 S. Keene - Exterior Paint - suggest approval
9264 E. Monterey - Security Door - suggest approval
9845 E. Navarro - New granite - suggest approval
9719 E. Navarro - Solar - suggest approval
2733 S. Keene - Exterior Paint - denied but they resubmitted.
2465 S. Compton - Exterior Paint - suggest approval
2202 S. Duval - Exterior Paint/Stone Veneer - suggest approval
2459 S. Compton - Painting - suggest approval
9703 E. Kiva - Painting - suggest approval
9620 E. Los Lagos Vista - Painting - approval
2320 S. Sorrelle - change single to a double gate - approval

Sean McNulty made a **MOTION** to approve the recommendations of the architectural committee. Jennifer seconded the motion. The motion passed unanimously.

11. Next Meeting Date - January 19, 2015

There will be no meeting in December.

12. Adjournment of Open Session

With no further discussion before the Board, Monty McCall adjourned the meeting at 7:22 P.M.

Respectfully submitted,

Debbie Frazey (TE13093006.1117)

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