

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

Board of Directors
General Session Meeting Minutes
November 19, 2018

Mesa Police Substation, 2430 S. Ellsworth
Mesa, Arizona 85209

Present:

Board Members:

Lisa Quedens, President
Sean McNulty, Vice President
Jeff Brown, Treasurer
David Kovach, Director
Brian Mackay, Director
Beth Patton, Director
Greg Pifer, Director
Jan Wallace, Director

Board Members Absent:

Barry Matlack, Secretary
Gary Bever, Director

FirstService Residential Representative:

Kamin Havens, Community Manager

No Homeowners were Present

I. Call to Order

President Quedens called the meeting to order at 6:30 P.M.

II. Review and Approval of October Minutes

MOTION: Sean McNulty moved to approve the October 15, 2018 meeting minutes as presented, seconded by Jeff Brown. Motion Passed 8-0.

III. Review of October HOA Financial Statement

Income: Assessment income was over budget \$35K for October as it is based on an estimate; over budget \$1,700 in working capital as there are more new residents than was budgeted; over budget \$600 in violation fines; over budget \$1,200 in reimburse expense as it reflects two months; under budget YTD \$2K in Income due to transfer of funds to the Golf Course Reserve.

Administrative Expenses: \$500 under budget in Management salaries; \$3K over budget in rebill expense for October and \$2K over budget YTD. This is budgeted quarterly and actually shows a zero amount for this month. It will correct itself next month. \$7,200 over budget in legal

as we were not billed for several months. We are now catching up and it will continue to be over budget. \$2,500 under budget for billing as it is billed in November; \$25K under budget for social expense for Oktoberfest as most items were put on the credit card and will be in the November financials; \$38K under budget YTD in Administrative Expenses as there have not been a lot of legal expenses.

Other Expenses:

Water was over budget \$19K for the year as it has been dry.

The Landscape Contract for September was paid in October putting that over budget; irrigation repairs were under budget \$700; shrubs were under budget \$750 as it is a credit card item that will be in the November financials; \$3K over budget in fertilizer for treatment of the Palo Verde trees and caterpillars which was not budgeted; dump fees were over budget \$800 as Don's share has not been invoiced yet; pre and post emergent was over budget \$425; Landscape YTD was over budget \$11K.

Security gas was over budget \$1,250 for both the September and October invoices; \$2K over budget in vehicle maintenance for repairs; Security was over budget \$1,400 YTD as the second half of December last year was paid in January 2018. Kamin will try to get that paid in December this year to avoid the issue of being over budget next year.

Building Maintenance was over budget \$1,200 for painting the inside of the Golf Shop and HOA office; Common area maintenance YTD was under budget \$2,700.

Total Expenses: YTD under-run of \$10K; Surplus/(Deficit) has an over-run of \$8K YTD due to the transfer to Reserves. Reserve contribution has an over-run YTD of \$3,300; Total Surplus/(Deficit) YTD under-run of \$52K. Next year the reserves will go under operating for accounting purposes.

MOTION: Jeff Brown moved to accept the October HOA Financial Statement, seconded by Sean McNulty. Motion passed 8-0.

IV. Review of October Golf Financial Statement

Income: \$22K under budget YTD due to the difference in how accounting is handled by the Golf Course and Corporate.

Expenses: \$2K under budget in professional fees as we have not been billed yet for the third assessment; \$13,600 over budget for property taxes as it was budgeted for September. Total expenses YTD were under budget \$82K due to the accounting process; Reserve contribution has an over-run of \$298K due to the transfers and additional contribution of \$49K. There are still outstanding painting assessments of \$16K.

Don feels this should be the last month in the red with the winter visitors back in town.

MOTION: Jeff Brown moved to accept the October Golf Financial Statement, seconded by Beth Patton. Motion passed 8-0.

V. Homeowner Forum

None.

VI. Golf Course Report

A. Net Replacement - The driving range nets were damaged in storms. Don submitted an insurance claim and received a payment. The HOA had the upper net replacement in the Capital Improvement Plan. The insurance payment will offset a good portion and the HOA cost will only be \$14K instead of \$40K. The lower nets were done before the HOA purchased the Golf Course.

B. Financials - Don seems to be doing okay. The restaurant is still new. We are entering into the good months through April.

VII. Manager's Report

168 Total calls for October.

18 New homeowners in the community for October.

18+ Architectural requests for the November meeting.

140 Violations were sent out for the month of October.

A. Board Dinner - December 17, 6 p.m. at Scratch. Spouses are invited. Meal options were discussed. The sides are the same for each. The Board preferred the Steak option. The Board dinner is held in lieu of the regular board meeting for December. Kamin will send out an email to get a count.

B. VIVE Vendor Verification - Vendors will pay \$115 annually no matter how many FirstService communities they work in. This will include verification of insurance, licenses, and background checks. Vendors will be contacted about VIVE beginning in December and the list should be finished by April. Some vendors will not have the \$2M liability coverage, such as face painters, and the Board will need to sign off to be able to use those vendors. This will provide a list of certified vendors with ratings from community managers, and will serve as marketing for the vendors as well.

C. 2019 Events:

February 23 - Natives v. Snowbirds (Budget \$1000)

April 6 - Community Garage Sale

April 13 - Easter Event (Budget \$3000)

April 27 - Annual Picnic (Budget \$13,000)

Late July/Early August - SummerSplash/Community BBQ (Budget \$1000)

September 14 - Resident Golf Tournament (Budget \$1000)

October 19 - Oktoberfest (Budget \$13,000)

November 2 - Community Garage Sale

December 14 - On Course for the Holidays (Budget \$1500)

D. On Course Volunteers - Friday, December 14, 6-9 p.m. The Golf Course takes care of this event. Board members were asked to volunteer in

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one-hour shifts. Board volunteers will be Lisa, Sean, and Jeff. Dave and Beth will try to be there.

E. Suncrest Wrought Iron - They met and agreed on Finesse Construction. It will be scheduled soon.

F. Round Table with Sub-Associations - December 6, 6 p.m. at Scratch. Lisa and Sean had previously brought up the idea to meet with the Sub-Association board members to get to know each other and to discuss issues, how the Master HOA can help, and how we can all make Augusta Ranch a better community. It is not mandatory for HOA Board members to attend. Park Central will go out to bid for new community management.

G. Gift Cards - Gift cards are given to Landscape crew and Security at Christmastime. The Board agreed on gift cards as follows:

Landscape Crew: Dan \$250; Jose \$175; Javier \$125; and Abel \$75.

Security: Brian (Supervisor) \$250; Brian Cook \$175; and Marcus \$125.

MOTION: Sean McNulty moved to approve Gift Cards in the amounts noted above for the Landscape crew and Security team; seconded by Beth Patton. Motion passed 8-0.

VIII. Landscape and Irrigation

A. Landscape Report - The water numbers have gone down. The September numbers tied with 2015 at 3M gallons, the lowest in six years. The turf was originally going to be dyed the week of Thanksgiving although the Bermuda has been green. The water will be turned off the week of November 26 and the dye will be done the week of December 17. No test area will be done. Gravel was filled in around the dye areas and the crew has been fighting weeds.

Dan had advised that the Bermuda will stay green with watering until December or January, and will come back in April. He suggested keeping it watered and green for as long as possible next year to save about \$10K. The snowbirds may complain about the dormant grass.

IX. Website Report

Dave Kovach reported that visits went up 25% and unique visitors were up 40%. There were 14 new users. The popular pages remained mostly the same, although the Board dropped down to number 16. Iraq was the number two country. For 2019, we will need an internet security certificate for \$50 a year.

X. Security

A. Security Report - Sean McNulty reported no major issues. There has been a lack of negative feedback on Nextdoor since the change in Security dispatch and the new return call policy. The new online reporting form is working well. There are coyotes in the area and many people are sharing ideas to protect their pets.

Kamin advised that there will be no enforcement on parking starting Monday, November 19 at midnight through Tuesday, November 27 at midnight for the Holiday. There will be some change in Security shifts over the Holiday weekend.

XI. Architectural Requests

Beth Patton recommended approval of the Architectural Requests:

- A. 9554 E. Lompoc - Shed
- B. 9937 E. Lindner - Paint
- C. 9745 E. Natal - Paint
- D. 2652 S. Keene - Paint
- E. 2704 S. Milburn- Tree Removal (Stipulation to replace tree)
- F. 9742 E. Monte - Paint
- G. 9507 E. Lompoc - Remove turf (Stipulation to replace tree)
- H. 9241 E. Lobo- Paint
- I. 9719 E. Knowles - Paint
- J. 9755 E. Kiowa - Paint
- K. 2740 S. Milburn - Paint
- L. 9558 E. Los Lagos Vista - Paint (Denied - Wrong colors)
- M. 2751 S. Drexel - Paint
- N. 9648 E. Lobo- Landscape
- O. 9836 E. Nopal - Landscape
- P. 2532 S. Drexel- Balcony (Stipulation - must be structurally sound)
- Q. 9558 E. Los Lagos Vista -Paint
- R. 9908 E. Medina - Front Landscape

Review:

- A. 9715 E. Knowles - Paint Requirements (Needs to be painted)

New Requests:

- A. 9820 E. Knowles, Paint (Approved)
- B. 2751 S. Drexel - Paint front door and garage same color (Approved)

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

XII. Next Meeting Date

The next meeting will be held on January 21, 2019.

XIII. Adjournment of Open Session

With no other business before the Board, Chair Quedens adjourned the General Meeting at 7:11 P.M.

Respectfully Submitted,

Dana Desing (TE: 14082507)
Acting Recording Secretary