

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

Board of Directors
General Session Meeting Minutes
October 15, 2018, 6:30 p.m.
Mesa Police Substation
2430 S. Ellsworth, Mesa, Arizona 85209

Present:

Board Members:

Lisa Quedens, President
Jeff Brown, Treasurer
Barry Matlack, Secretary
David Kovach, Director
Greg Pifer, Director
Jan Wallace, Director
Brian Mackay, Director

Board Members Absent:

Sean McNulty, Vice President
Gary Bever, Director
Beth Patton, 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 6:32 P.M.

II. Review and Approval of September Minutes

MOTION: Dave Kovach moved to approve the September 17, 2018 minutes as presented, seconded by Greg Pifer. Motion passed 6-0.

A. Resignation of Gary Bever - As Gary is moving out of the community, he has submitted his resignation from the Board effective today. He will be missed.

MOTION: Jeff Brown moved to accept Gary Bever's resignation from the Board, seconded by Greg Pifer. Motion passed 6-0.

B. Appoint New Board Member - Gary's resignation leaves a vacancy on the Board. A few Board members have met with Brian Mackay, who is

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interested in serving on the Board. Lisa recommended that Brian be appointed to fill the vacancy.

Brian Mackay moved into the community in May of 2015. He is a Mechanical Designer for a satellite communications company. He has three dogs and one cat and attends many of the community events. He would be honored to serve on the Board.

MOTION: Lisa Quedens moved to appoint Brian Mackay to the Board, effective immediately; seconded by Barry Matlack. The motion passed 6-0.

III. Review of September HOA Financial Statement

Jeff Brown provided a review of the September HOA Financial Statement. Some of the items will repeat each month.

Income: We were under budget \$7,500 in assessment income for September as the budget was an estimate. Income was under budget YTD \$44,000 due to the transfer to the Golf Course Reserves.

Administrative Expenses: We were under budget in management salaries in September due to the timing of payments. Legal has a new program that we have not been billed for yet. Kamin spoke with Maxwell Morgan and they have taken care of it. We will get the invoices this month. We were over budget in social expense due to Oktoberfest, although the event itself was under budget. YTD Administrative Expenses were under budget due to the timing.

Expenses: Water will continue to be over budget. It has been shut off for 14 days and we should be able to catch up. The dye will be done the week of Thanksgiving and that will make a difference in water. The September Landscaping contract was paid on October 1. We were over budget \$200 in irrigation repairs and \$2,000 over in fertilizer. The 25% for September dump fees has not been done. Total Landscape YTD is over budget \$7,000, part of that was due to carry over and an August bill was paid in September.

Security was \$800 under budget for gas due to timing of the payment. The second half of patrol service was paid in October, which created the under budget. The second half of December was paid in January.

Common area maintenance was under budget YTD by \$1,050.

Total expenses YTD had an underrun of \$21,000. There was a YTD under-run of \$23,500 due to the transfer to the Golf Course Reserve, which created a YTD under-run of \$41,000 total.

Kamin noted that the monthly items are in red and repetitive items are in black.

MOTION: Dave Kovach moved to approve the September HOA Financial Statement, seconded by Greg Pifer. Motion passed 7-0.

IV. Review of September Golf Financial Statement

Jeff Brown provided a review of the September Golf Financial Statement. The Lease was under budget \$592 due to the reclassification from last month for the CIF fund. It still shows \$9,000. We will continue to show under budget in Administrative expenses due to the principal and interest being separated out. We were \$26,000 under budget in property taxes as it was paid in October.

Total expenses were under budget \$85,000 for the year, with an over-run of \$61,000. The Reserve had an over-run of \$298,000 due to the transfers. The total over-run was \$69,000.

Kamin advised that \$22,900 is still owed in painting assessments as some people still have not paid. One homeowner will pay \$4,100 as their tree damaged the wall. That will go back into the Golf Course Reserve fund.

MOTION: Dave Kovach moved to approve the September Golf Financial Statement, seconded by Greg Pifer. Motion passed 7-0.

V. Homeowner Forum - None.

VI. Golf Course Report

A. Golf Course Budget - The Board reviewed the budget over the past month. There were no questions.

MOTION: Jeff Brown moved to approve the Golf Course Budget for 2019, seconded by Barry Matlack. Motion passed 7-0.

A. Golf Course Nets - Kamin stated the insurance company came back with a figure of \$16,000. One side was budgeted for 2019 and the other side was budgeted in 2020. There was a massive hole in the upper net due to storm damage. Once there is formal approval on the insurance payment, the Board will discuss doing both sides of the net at the same time as the set-up fees are expensive.

B. Pond Sludge Testing - The pond company should be out to test the sludge level before it gets cold. Barry would like to see the process and compare to the results from the first test. Barry will schedule that with Don.

VII. Manager's Report

Administrative Update: FSRConnect Reports

151 Total calls for September.

13 New homeowners in the community for September.

6 Architectural requests received for the October meeting.

146 Violations were sent out in September.

A. HOA Budget - Over the last month, the Board reviewed the HOA budget. The increase would be \$175 to \$190. Kamin will hold off on the increase letter until we have the Reserve Study with the amount budgeted for irrigation repairs and over how many years that will be phased in. As soon as that information is received, Kamin will draft the assessment letter and send out to the Board. Board members may need to respond by email in order to get that into accounting by November 1.

MOTION: Dave Kovach moved to approve the HOA budget, seconded by Lisa Quedens. Motion passed 7-0.

B. Oktoberfest Update - Kamin provided a map of the event layout and the 58 vendors. Kamin felt there will be enough volunteers. She asked if Board members can come by 11:00 or 11:30 to be ready to start by noon. She suggested two separate tables for meal tickets and wristbands. Jeff suggested cones to guide people to the check in tables. Kamin will pick up about 8 cones. The hand stamps for the meal tickets worked well last year. There was discussion on how to determine if people are a member of the Augusta Ranch community. People can be asked if they are a resident and what their address is. That may deter people from crashing the event.

For future events, preregistration was suggested with meal ticket pick-up at will call.

Kamin only has five people signed up for the contests so far. Many will sign up on the spot and Kamin can recruit people from the crowd. Lisa suggested a sign-up board for the contests. Kamin will pick up some poster board. The band can make announcements as well.

Jan, Dave, Greg, Lisa, Jeff, and Sean will be at the event. Brian has prior plans. Barry will be there around 1 p.m. and will have to leave early for a birthday party.

Kamin has the new purple HOA shirts at the office. Board members can stop by to pick up or Kamin will drop off.

C. Engagement Letter - It is time to select a CPA firm to provide services for the next year. Kamin recommended we stay with Butler Hansen. Their fee is the same as last year.

MOTION: Dave Kovach moved to approve retaining Butler Hansen for CPA services for 2019; seconded by Jeff Brown. Motion passed 7-0.

D. Landscape Requirements & Paint Violations - Kamin has been reviewing the landscape requirements from Lobo to the school. She will give a few weeks to work through that list before moving on to the next section.

Kamin has gone through paint violations for the section outside of the circle, except for Lobo. She and Beth have compiled a list to send out violation notices. After those are done, the homes inside

the community will be reviewed for paint. Many homes were not painted in 2014 or 2016, and will now need to be painted.

MOTION: Dave Kovach moved to approve sending out paint violations as recommended; seconded by Jeff Brown. Motion passed 7-0.

- E. Book Box** - A lady from Colorado spoke to Kamin about a book box, which is like a small neighborhood library that works on the honor system. Kamin suggested placing it in front of the HOA building. If it is placed in the park, it may become vandalized. Eric at the Golf Shop estimated that a book box could be constructed for \$150 and offered to do it for free. Lisa noted that Mesa has a Little Free Library program, although her concern is that the box is placed in someone's yard and not the common area. It would be up to that individual to maintain and it can be vandalized or become an eyesore. She would prefer to have a Book Box in a well-lit area near the HOA building. A separate box could also be done for kids. Kamin noted that kids have a library at school. It was stressed that the area be well lit to avoid child predators, and the book selections should be monitored to eliminate inappropriate material.

The Board agreed to have a Book Box placed in front of the HOA office as outlined above.

- F. Social Media Policy** - This item was discussed in the Executive Session. The Board agreed to accept the Social Media Policy as presented.

VIII. Landscape and Irrigation

- A. Landscape Report** - Dave Kovach reported that a test area will be done for the dye and the application equipment. Kamin will let the Board know where the test area is so the Board can view it. Kamin stated tubes will be placed at the trees for deep root irrigation.

Dave reported an increase in weeds with the recent rains and the rescheduled pre-emergent. The crew will spot spray. The water numbers are at 30 million gallons for the year to date. The October numbers this year are below what they were last October. He anticipated that the water will stay below the state allotment of 38 million gallons.

Kamin stated the water budget for the year is \$144K. Dave stated it is running \$20,000 a month, and now that the water is being cut back, the bills should drop by half.

Dan reported we may be cutting it close on the granite for the areas to be dyed. That may be addressed when we do granite for the Loop over the winter. Dave reported on two pine trees on Guadalupe towards the CVS that are brown on top. Kamin will advise Dan. At 96th Street Park, the concrete and river rock are in. They will

hold off on the granite in order to do the dyed areas first. Kamin stated the areas near the sidewalks are done and it looks nice.

Barry asked about the policy between neighbors for a tree growing over the wall. Kamin stated that is a neighbor to neighbor issue. There is nothing in the CC&Rs. If a homeowner's tree is killed due to a neighbor trimming it, the neighbor would be liable. If roots grow under the wall and cause damage, the Board would decide if the owner of the tree would be liable.

IX. Website Report

Dave Kovach reported that we have almost the same number of visits and unique visits as last year. There were 10 new users in September. Popular pages are virtually the same, except the Board dropped from number six to nine. The metro areas and countries are virtually the same. There was discussion on browser-related issues with the website and forms that the host provider needs to change.

X. Security

A. Security Report - There was no Report.

XI. Architectural Requests

Lisa Quedens recommended approval for the following architectural requests:

- A.** 9840 E. Knowles - Solar
- B.** 9648 E. Lobo - Gate
- C.** 9345 E. Naranja - Gate
- D.** 2739 S. Drexel - Pavers
- E.** 9313 E. Lobo - Sidewalk
- F.** 2516 S. Drexel - Gazebo

Review:

A. 2363 S. Compton - Landscape Requirements. The front yard has no trees and two are required. The homeowner stated that the neighbor's tree is so big there is no room for a tree in her yard. The Board agreed to have the neighbor trim their tree and require the homeowner to install one tree.

New Request:

9902 E. Kiowa - Flag. The application is in line with the guidelines and requirements.

MOTION: Dave Kovach moved to approve the Architectural Requests as presented, seconded by Greg Pifer. Motion passed 7-0.

XII. Next Meeting Date

The next meeting will be held on November 19, 2018.

XIII. Adjournment of Open Session

With no other business before the Board, Lisa Quedens adjourned the General Session at 7:17 P.M.

Respectfully Submitted,

Dana Desing (TE: 14082507)
Acting Recording Secretary