

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

Board of Directors
General Session Meeting Minutes
September 15, 2014
Mesa, Arizona 85209

Present:

Board Members:

Monty McCall, President
John Newell, Vice President
Dee Goldammer, Secretary
Lisa Quedens, Treasurer
Gary Bever, Director
Jennifer Jensen, Director
David Kovach, Director
Andrew Sterling, Director

Absent:

Board Members:

Sean McNulty, Director

FirstService Residential Representative:

Kamin Havens, Community Association Manager

0 - Homeowners were Present

1. **Call to Order:**

Monty McCall called the meeting to order at 6:35 P.M.

2. **Review and Approval of Minutes**

All Board members present acknowledged reading the August minutes and no additions or corrections were noted. A **MOTION** was made to approve the August minutes as presented.

3. **Homeowner Forum**

No homeowners were present at the meeting.

4. **Review August Financial Statement**

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Lisa Quedens reviewed the current financial statement.

Lisa shared that total accounts receivable for the past month were \$408,115 compared to 416,263 for the same period the previous month, this is down about \$8,000. 0-30 is \$14,700 and that's because of the timing of the bills. Total operating cash is \$202,072.75 and reserved cash is \$401,763.65. She feels this is a good sign. In reference to the line-item budget she shared that total income was \$729,684.66. The projected figure was \$733,678, so the number shows that the association is below budget by about \$4,000. Administrative expenses are currently over budget but Utilities, Landscaping, Security, and Common Area are currently under budget. Lisa shared that she and Monte had discussed moving money to Reserves, but Lisa recommends that they should wait until November or December and give it a few more months before they do this. Lisa stated that overall she feels things are in good shape.

Board President McCall asked for a motion to approve the August financials. Gary made a **MOTION** to approve and John seconded and the motion carried unanimously.

5. Manager's Report

A. Task/Admin Report

Manager Havens reported that there were 176 calls for August. There were 10 new homeowners in the community. There were nine architectural requests and 251 violations were sent out in the month of August.

B. Update Annual Picnic

Manager Havens shared that things are going as planned for the annual picnic. The necessary deposits have been made. She still needs to create the map for all the vendors. The Farmer's Market will be setting up in the front along the curbing in front of the parking lot. They will be seen as people are coming in. She requested that they bring their own lights. She asked if that was acceptable to everyone.

Manager Havens also shared that a resident, Brad Goodfellow offered his help with running games. She offered him the chance to run the hula hoop contest and the three-legged race and he agreed to find a couple of other helpers and take care of these events. There will be a raffle entry for anyone that dresses up. She asked for input regarding

prizes. It was decided that there would be one first place winner in all the different events such as three-legged race, hula hoop, etc. and that they would receive a goodie bag of candy. After some discussion it was decided that she would purchase a total of 6 \$25 Visa gift cards to use for prizes for the raffle.

C. Revise Architectural Guidelines

Manager Havens asked if everyone had read over the proposed changes to the Architectural Guidelines and if the Board would like to provide input on the changes.

David Kovach had a question on Master page 44 regarding trampolines. He asked if trampolines had been getting approval. Dee Goldammer answered that they had not. Manager Havens stated that the approval rate was about 50/50. Andrew Sterling asked for clarification that the discussion was about trampolines with the raised extensions. Manager Havens stated that at this point it has been addressed only if a neighbor complains. Prior to this if a neighbor complained it wasn't in the Architectural Guidelines, but she feels if it is included, she can refer to it when a neighbor complains and show the homeowner where it is stated in the guidelines.

Manager Havens shared that the changes will help to address many of the complaints they receive and specifically address the problems that come up.

Andrew Sterling stated that he had several questions, beginning with master page 36 regarding basketball equipment. He asked about the wording on a particular point. Manager Havens shared that it was a typo and she would fix it to reflect the word backboard.

He then asked about lawn art on master page 38. Up until this point, lawn art has been prohibited and it is being proposed that lawn art now be allowed as long as it is not offensive. After much discussion and some concern about the possible problems this could create, it was decided that they would have the wording specifically say they can have lawn art as long as it's not offensive to neighbors and the association. This change in wording will be reflected on each of items 1-4 under Section P, Decorative and Holiday Items.

Next Andrew referred to master page 42 regarding landscape guidelines, number 3. He wanted to consider putting the installed height of the borders to 4" to reflect the fact that standard curbing is 4 x 6 and this would allow people to put in curbing between properties without needing special permission. This change was agreeable to the Board.

He then addressed water features on master page 47. He wondered about the 4 foot height requirement. Discussion followed on the acceptable height of water fountains and after much discussion it was decided that they would take out height restrictions since a request would have to go through Architectural Committee anyway. It was suggested that the rear yard requirements be changed to 5 foot so it would be below a 6 foot wall.

Andrew brought up a section about rear yard trees. The proposed change would allow planting of citrus in the front of homes as well as oleanders. He asked why they were doing this and Manager Havens stated that there was no reason not to allow it since they already allow it in the back yards.

Andrew made a **MOTION** to accept the revisions to the Architectural Guidelines. John seconded the motion and it carried unanimously.

D. Collection Policy

Manager Havens referred to master page 48 which is a change to their collection policy. She requested that all the Board needed to sign the proposed changes. They will change out the form and also get the new one up on the website. David made a **MOTION** to approve the new collection policy, it was seconded by John and it carried unanimously.

E. CPA

Manager Havens shared that they needed once again to choose a CPA for next year. She recommended that they stay with Mark Reece.

Manager Havens shared that Mark Reece suggested that they do an audit this year because of their new building. She will follow up with him on the prices for an audit. Manager Havens shared that audits were very expensive and Lisa had suggested that they wait to do an audit until 2016

and that they just do a review in 2015. A **motion** was made by John to continue using the services of Mark Reece, seconded by David and passed unanimously, as well as to have Mark Reece do a review in 2015.

F. Budget Draft

Manager Havens shared that the proposed budget is in their Board packet. She shared that she and Lisa had gone over everything and she asked them to take the budget home to go over. If they have any questions, revisions, to please send them by email. It is on master page 50. On master page 52, more detail is given about what the different items are under the budget narrative. The budget has to be approved in October, so she requested that all the questions be received before October so that the letters can be sent out to the homeowners in November.

G. Update on Paint Violations

Manager Havens shared about paint violations. She stated that she and Dee spent two and a half to three hours driving around the community for the new paint list. They crossed off some and added a few more. She requested a motion to accept the new paint list. They went through the whole community except for phase 12. She will get the paint letters out to the new list. John made a **MOTION** to accept the paint list and it was seconded by David and passed unanimously.

6. Landscape/Irrigation

David shared that they have 40 new trees on order for the perimeter. In the next week or so Dan will be doing system checks on all the clocks and he'll be working with the manufacturer of the clocks because the battery life of a clock is such that if there are two cloudy days in a row, it loses power. He also shared that the water had been off since last Monday due to the heavy rain and will be staying off now due to the expected rains this week. He shared that a priority for the crew is keeping the storm drains and grates clear. The plan currently is to scalp the Bermuda at the end of September and plant Rye mid-October, assuming temperature and weather cooperate. He shared there were a couple of water-main breaks on Guadalupe and another one that day that would cause a spike on that water meter. Last week a heavy-duty blower was rented to use to help clean up the debris from the storm.

Monte shared that he is looking at that machine because they are requesting that Augusta Ranch purchase one. Monte shared he has been looking at something like this because the trees are getting bigger and dropping more leaves and after storms it takes the crew longer and longer to clean up. So Monte is looking for innovative ideas to make the process quicker.

7. Golf Course/Updates on Building

Manager Havens shared that the siding is on. This week they are doing some of the drywall. She discussed the possible need for gutters to be added to the building. A few of the baseboards got warped and they will be removing and replacing those. Painting exterior and interior will begin this week. Carpet is supposed to go in next Monday and phone systems are supposed to go in on the 30th. She shared that the rain may push the date back.

Monte shared that he had received some communication from Sean about gutters and Sean was consulting with someone about gutters. Sean had shared with Monte that they might not be needed but Monte is leaning toward doing it anyway. Monte will follow up with Sean.

8. Website

David gave an update on community use of the website. The number of visitors is up 30% over last year. Number of unique visitors is up 43%. There were 17 new users in the month of August. The Board moved up from number 20 last month to number 11 this month. He continues to post upcoming events like the community garage sale. When the restaurant opens there will likely be specials posted online.

9. Security

Jennifer Jensen shared that the community has either been really quiet or really busy. She shared that the security vehicle is in for its monthly repair. Andy, our sergeant is testing for different police departments and it is likely he will receive an offer. She shared that they are looking for a replacement, but there should be some time before it is necessary. It will most likely not be until the beginning of the year. They are looking at an assistant, Sergeant Cook, as a possibility. She shared about an incident where Andy was assaulted. It was the teenage

son of homeowners. The young man does not live in the community but had been drinking and causing many problems which led to police and Andy chasing after him and he hit Andy. The parents were very cooperative in working with security.

Monte shared that they will be needing to buy a new security vehicle at the beginning of next year and a brief discussion followed. Manager Havens suggested that Mark come in and do a presentation, possibly at an upcoming Board Meeting.

10. Architectural Request

Dee shared the following Architectural Requests:

- A. 9311 E. Milagro - Solar
- B. 9227 E. Medina - Exterior Paint
- C. 2733 S. Duval - Exterior Paint
- D. 9340 E. Milagro - Exterior Paint
- E. 9354 E. Naranja - Exterior Paint
- F. 9544 E. Navarro - Exterior Paint
- G. 9859 E. Nopal - Sidewalk Extension
- H. 9515 E. Monte - Exterior Paint
- I. 9538 E. Navarro - Exterior Paint
- J. 9339 E. Monterey - Solar
- K. 9905 E. Keats - Exterior Paint

Dee suggested that all of the above should be approved. She suggested that the following be approved with stipulations.

9224 E. Medina - Landscaping - must have 6 shrubs and 2 trees

9653 E. Nido - Front Door Only - Lunar Eclipse for front door only.

Monte asked for a motion to approve the Architectural Committee's recommendations. John made a **MOTION**, Lisa seconded the motion and it passed unanimously.

11. Next Meeting Date - October 20, 2014

12. Adjournment of Open Session

With no further business to come before the board, the General Session of the Board of Directors was adjourned.

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