

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

Board of Directors
General Session Meeting Minutes
November 16, 2015
Mesa Police Substation
2430 S. Ellsworth Road
Mesa, Arizona 85209

Present:

Board Members:

John Newell, President
Dee Goldammer, Vice President
Lisa Quedens, Secretary
Dorian Eaton, Treasurer
Gary Bever, Director
David Kovach, Director
Sean McNulty, Director
Andrew Sterling, Director
Beth Patton, Director

FirstService Residential Representative:

Kamin Havens, Community Manager

5 Homeowners were Present

1. Call to Order:

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

2. Review and Approval of October Minutes

John Newell asked if everyone had a chance to review the October meeting minutes and if anyone had any questions. No one had any additions or questions, so a **MOTION** was made by Dee Goldammer to approve the October minutes, seconded by Gary Bever and approved by all.

3. Review of October Financial Statement

Dorian Eaton spoke about the October Financial Statement.

Expenses:

- Administrative costs were over budget by \$1,080.

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- Utility costs were over budget by \$7,345 due to water usage being higher than anticipated.
- Landscaping costs were over budget by \$30,008 due to the tree trimming and removal expense being higher than anticipated.
- Security expenses were over budget due to the patrol service being higher than anticipated due to the new contract for 2015.
- The Common area expenses were only over budget by \$73.

Revenue :

- Assessment Income was higher than expected and over by \$43,366.
- Other Income was higher than expected due to no uncontrolled assessments and violation fines.
- \$18,000 was transferred from Operating Cash to Reserves.

Cash Accounts :

• Operating	\$263,780
• Reserve	\$360,629
• Drainage Advancement	<u>\$ 18,500</u>
• Total	<u>\$642,910</u>

Delinquent Accounts Receivable :

- The Delinquent Accounts Receivable was \$370,645 which is \$73,702 less than last year at this time.

John Newell asked for a motion to approve the October Financial Statement. A **MOTION** was made by Lisa Quedens, seconded by Sean McNulty and approved by all.

4. Golf Course Committee

A. December 5th Volunteers:

Lisa Quedens gave the Golf Course report. Lisa, along with Kamin, Dee, John, Don and Eduardo all took a tour of the golf course to look at some of the irrigation problems. Lisa stated that some of the complaints were

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valid and some were not. Lisa stated that Thursday will be the golf course meeting and an appraisal will be done which will cost around \$5,000. December 5th is the day that the Board, along with many homeowners, will canvas the neighborhood to educate the homeowners about the acquisition of the golf course. Lisa stated that everyone will meet at 8:00 A.M. for training and Q & A, leave to go out into the neighborhood at 9:00 A.M. and come back at 12:00 for lunch at the VUE. The Board will give guidance and the homeowners will be doing the educating. Lisa stated that we are now at 68 percent for approval for the golf course, and hoping that after canvassing the neighborhood we can get up to around 70 or 80 percent. Lisa said that the next plan would be to do mailings but that is expensive. Lisa noted that the Board can't do anything until an appraisal is done.

B. Updates and Votes:

John stated that when he toured the golf course he noticed there were many spots that were mushy and some were dry. He stated that the golf course irrigation system is from the late 90s or early 2000s. He looked into getting an updated irrigation system but found out it is not feasible because it would cost around a million dollars. Kamin stated that there were only two areas that were mushy that were in play, the rest of the mushy areas were out of play.

5. Manager's Report

- 123 total calls for October
- 14 new homeowners in the community for October
- 6 architectural requests received for the November meeting
- 109 violations were sent out for the month of November

A. Community Activities:

Kamin asked the Board if they wanted to do a Survey Monkey to send to the homeowners to ask what kind of activities they would like to have in this community. Kamin would like to get opinions from people to ask if they want to keep the Annual Picnic, or use the budgeted money for three other smaller events. Kamin listed the activities that are currently in place and ideas for new activities:

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Current Activities:

- Community Garage Sale (April 2nd and October 1st)
- Annual Picnic (October 15th)
- Easter Event (March 19th)
- On Course For The Holidays (December 9th)

Event ideas instead of the Annual Picnic could include:

- Community Fun Run
- Community Wacky Golf Tournament
- Augusta Ranch Campout
- Concert in the Park
- Fishing Contest
- Casino Night
- Chili Cook Off

Dee Goldammer stated she thinks it's a good idea to send out the Survey Monkey to see what the community wants. Dorian said to ask the community members what they would like to volunteer for. Beth Patton stated she likes the Fun Run idea. John stated he would like to see a Fun Run around a holiday. Kamin asked the Board if they would like her to send out the Survey Monkey and the Board agreed. Kamin will send out the Survey Monkey.

B. Event Shirts:

Kamin and the other ladies on the Board will choose a polo shirt for everyone and get those ordered for the next event.

C. Insurance

The Mahoney Group is the insurance company the HOA has used for the past five years. The annual premium is \$15,757.00 and is a guaranteed rate until 2018. Kamin recommends staying with The Mahoney Group because they know everything about our community. John Newell asked for a motion to give Kamin the authority to proceed with The Mahoney Group. A **MOTION** was made by Sean McNulty, seconded by Beth Patton and approved by all.

6. Landscape and Irrigation

A. Landscape Report

Dave gave the landscape report. Dave stated there are four dead trees that need to be removed at the cost of around \$4,000. Dave stated that they need to be removed or it will become a hazard.

Dave stated he would like to have a \$500 slush fund so the landscape crew can get things as they need. Dave stated Dan is the foreman and as the crew needs things they will report to him. This would cover such items as tool sharpening and replacing worn out items. The ILM maintenance men come once a month to sharpen the tools. Dave would like to discuss buying a pneumatic grinder to sharpen the hand tools ourselves. Dave will find out the cost and let the Board know.

B. Year End Bonuses for Landscape Crew

Dave would like to get gift cards for the landscape crew for their year-end bonuses. \$200 gift card for Dan, \$150 gift card for Angel, the current supervisor, and \$75 for the rest of the crew.

C. Landscape classes

Dave would like to have the landscape crew employees go to one landscape class per year. Classes are \$60 and usually on a Saturday. Dave is asking the Board to pay for these classes, plus gas. Beth stated she thinks it's a good idea to have them attend a class to further their career but doesn't think the Board should pay for the class. Dave's response was that he feels it will benefit the HOA to have them learn and develop their skills. Also, they are more likely to stay here in our community longer. John asked if the HOA would be paying them by the hour also while attending the class. Dave answered no. Beth stated she feels ILM should be paying for them to take the class, not the HOA and John agreed.

John asked for a motion to remove the four trees for \$4,000. Andrew Sterling made the **MOTION** and Sean McNulty seconded it. The Board was in agreement.

John asked for a motion for a \$500 slush fund for the landscapers. A **MOTION** was made by Sean McNulty, seconded by Lisa Quedens and approved by all.

A **MOTION** was made by Sean McNulty for the Board to pay \$60 for a one time landscaping class plus \$25 for gas. It was seconded by Dave Kovach and approved by all. The Board decided they shouldn't pay for the gas. The **MOTION** was amended and approved by all to pay for the class but not the gas.

D. 2016 Trees Commitment

John asked Dave to tell the Board about the tree commitment for 2016. Dave stated the Board will need to spend \$10,000 in 2016 for trees. Kamin broke it down and said it's about \$215 for a 15 gallon tree and about \$285 or \$310 for a 24 inch box tree installed. Dave stated the Board needs to approve the money now, but the money will come out of next year's budget. Dave stated ILM needs time to find the trees. The deposit is made and the trees stay at the nursery to mature until we're ready to plant them. We will get them in early 2016 and have them installed. Dave asked for a motion to approve \$10,000 for trees for 2016. A **MOTION** was made by Dee Goldammer, seconded by Lisa Quedens and approved by all.

A **MOTION** was made by Sean McNulty to give gift cards to the landscape crew for their year-end bonuses, seconded by Dave Kovach and approved by all.

7. Website Report

Dave Kovach reported visits to the website were up by almost 16 percent. There were 13 new users in October. Dave added the website now responds to smart phones. The design is slightly different, but all the functionality is there. He also stated this should be helpful for people to go to their smart phone for suspicious activity.

8. Security

A. Security Report

Lisa Quedens stated that Opie was the daytime officer and is being replaced by Jeff. Lisa talked about how Opie was here for so long that he knew everything that goes on including whose car was whose etc. Lisa stated every officer will rotate through the day shift to know what is going on. Lisa talked about Frank Cosevera who is our Sergeant. On Halloween he passed out candy and he said he was blown away by the people in our community.

Lisa stated the scanner does not work and we are going to need a new one. She also said the Sergeant is researching scanners and he will let us know. John agreed that the scanner is worthwhile and it helps out a lot. Lisa also asked for approval for gift cards for security. She is asking the Board for money to give \$100 gift cards to both Sergeant Cosevera and Officer Cook and \$75 each for the officers. Lisa stated the Sergeant is very much involved with his team and he likes to have people who will give good customer service. He's very in tune with what Augusta Ranch is wanting. A **MOTION** was made by Gary Bever to buy gift cards for the security team, seconded by Sean McNulty and approved by all. A **MOTION** was made by Dave Kovach to buy a new scanner limited to \$500, seconded by Sean McNulty and approved by all.

9. Architectural Requests

Lisa recommends approval for all of the following architectural requests with the exception of the ones noted:

- 1. 2113 S. Drexel - Paint
- 2. 9827 E. Kiva - Paint
- 3. 9833 E. Keats - Paint
- 4. 9912 E. Laguna Azul - Artificial Turf
- 5. 9830 E. Navarro - Driveway Expansion (approved with the stipulation that it needs a 45 degree angle)
- 6. 9627 E. Lindner - Paint
- 7. 2253 S. Vincent - Shed (approved with the stipulation that it needs a 5 foot setback)

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- 8. 9749 E. Kiva - Landscape (need more information. Have been playing phone tag and finally sent email with all of our questions and requirements.)
- 9. 2738 S. Keene - Garage Door (approved with stipulation that door must match approved scheme for the home.)

Dorian Eaton made a **MOTION** to accept the architectural requests as they were presented, seconded by Dave Kovach and approved by all.

10. Homeowner's Forum

- A. Homeowner Ron Jensen asked about the fences on the property. He stated the concrete fences are beat to death and if you look from the golf course, concrete slabs are not looking good. Mr. Jensen asked if it was the homeowner's responsibility or the golf course's responsibility. Kamin answered that the homes that back up to the golf course, the block wall, those belong to the golf course and not the HOA. Kamin stated the HOA is working with a contractor to put a five year plan together to get all the walls painted and patched and repaired and then start all over again, because it's a lot of money to do everything at one time. John stated the HOA doesn't have any control over it because it's a golf course and homeowner relationship. John stated if the HOA becomes owners of the golf course we would pay strong attention to some of the worst stuff and there are some things that are really bad out there. John said we would probably just paint over everything and not patch it so that it would fit in the budget and look good from a distance.
- B. Janet Garton stated the board does a great job with the web questions and answers for the golf course. Mrs. Garton would like to requests John dates the new questions or put them in a different color so the new questions will stand out. They talked about the possible acquisition of the golf course and Mrs. Garton asked if there was a good turnout to the Town Hall Meeting. Kamin said no. John stated the appraisal will be completed in the beginning of the year, and then the next meeting will be on a Saturday morning in January or February. Kamin stated we already have all of the apartments' 238 votes.

C. Nancy Jensen asked about lost animals. She stated that when people call to let Kamin know about their lost animals to please ask them to let the other homeowners know if they have found them, because the homeowners don't know, and they are still driving around looking for these animals.

11. Next Meeting Date

The next meeting will be held on January 18th, 2016. There will not be a meeting in December.

12. Adjournment of Open Session

With no other business before the Board, the General Meeting was adjourned at 8:05 P.M.

Respectfully Submitted,

Claire Romero (10040505.020)
Acting Recording Secretary