

**Mesquite Ranch Homeowners Association**  
Board of Directors Meeting Minutes  
Thursday, January 13, 2005

The Board of Directors Meeting of the Mesquite Ranch Homeowners Association was held on Thursday January 13, 2005 at 7:00 p.m., at Desert Sky Middle School, Room #500, 9850 E. Rankin Loop, Tucson, AZ. Present were Liz Storms, Charity Collins, Shay Pedersen, and Terry Hlivko. Tom Miller represented Lewis Management Resources, Inc.

Homeowners: Several homeowners were in attendance

**I. Call to Order**

In President Dameron's absence, Liz Storms called the meeting to order at 7:00 pm. A quorum was noted for the record.

**II. Homeowner Concerns**

- ❖ Mr. Troglin stated that he felt that the inspections for violations throughout the community are getting very nit picky. He also stated that he received a trash violation letter that was written on trash day.
- ❖ It was noted by a homeowner that the remainder of the Mesquite Ranch logos have been installed on the monoliths.

**III. Minutes**

- ❖ A motion was made and seconded to approve the minutes of the December 16, 2004 with one correction. Motion carried unanimously.

**IV. Reports**

**A. President's Report**

Because President Dameron was unable to attend the meeting, Liz Storms read his report. The newsletter has been sent out and is in the hands of the homeowners. A special thanks was given to LMR for the quick turnaround on the printing and mailing. The next newsletter is in the works and Greg requested that all board and committee members help by submitting articles. There will be a newsletter meeting around the end of January.

**B. Treasurer's Report**

Treasurer Liz Storms reported the cash balance for period beginning December 1 was \$34,035.36 in the checking account with \$21,765.27 in the money market. As of December 31, the same accounts were at \$35,058.53 and \$22,504.25. Ms. Storms further reported on the end of the fiscal year figures. She stated that budgeted income was \$209,465.19 with actual income totaling \$210,274.86. Expenses were budgeted at \$205,267.00, and it was noted that this year's budget was not prepared by the present board but by the declarant prior to the transition to the "homeowner board." With that in mind, actual expenses were reported at \$218,090.10. Income less expenses totaled \$3,617.05 deficit.

**C. Committee Reports**

**DRC:** Eric Rustand reported that very few plans have been denied. There were approximately 5 submittals for the month of December.

**Pool:** Mr. Hlivko reported that there was no pool committee meeting scheduled for last month. West pool has tot lot parts, 3 nuts and 3 bolts, in the pool. The message board Plexiglas is broken. The East pool gate lock does not latch. The four glass blocks in pool storage room are still broken. Management presented the board with the proposal from Total Facility Maintenance indicating that they were apologetic for taking such a long time with the repair and noted that it would be completed on Wednesday, January 19, 2005. Door to storage room louvers bent to allow viewing inside. At the time of the inspection, the electric breaker switch was in the off position for the men's and women's room lighting. Wrought iron at the ease side of the pool is rusting.

Still no repairs to the broken underground waterline East of the wash North of 10523 E. Ravenswood St. rear yard block wall area damaged by Patio Pools. Terry suggested that a certified letter go to Patio Pools barring them from any further pool construction on property until this matter is rectified. Management will draft a letter to patio pools and send to Terry for approval.

Management suggested that the Board look into raising the fence and curving the top to make it more difficult for children to climb back and forth over it. Additionally, it was suggested that door closers and self-locking mechanisms be installed on al of the restroom doors along with motion sensors for the lighting in the restrooms. Management will collect the proposals and present to the Board.

**Landscape:** Ms. Pedersen announced that a community wide clean up is scheduled for March 5, 2005. Northwest Landscape will help haul away any items picked up for a nominal fee. A new site tour sheet was distributed that had items added to it after the meeting with the site tour department. A motion was made and seconded to approve the new site tour list. Motion carried unanimously.

**Finance:** No report.

**Nominating:** Charity Collins stated that applications for individuals interested in serving on the board would be mailed by LMR the first part of February. It was at this time that Jorge Teran was introduced as a possible replacement for Naomi Miller who resigned from the Board in December. A motion was made and seconded to appoint Mr. Teran to the Board to fill the vacancy. Motion carried unanimously.

**Compliance Committee:** In Keith Jordan's absence, management reported that there were eight homeowners called to a hearing. Of those called, one showed up and two others took care of the violations prior to the meeting. The committee recommended that the remaining violations that did not show up be fined \$25. There was a motion and a second to accept the recommendation presented by the Compliance Committee. Motion carried unanimously.

#### **Manager's Report**

Management reported that all of the builder punch lists have been completed according to all four builders. Northwest Landscape will complete the work on the retention basins the last week of January. It was noted that Diamond Ventures has already paid the invoice to have this completed.

Vandalism continues to be a problem at the pool areas. There has been flooding of the restrooms, damage to the deck by pouring muriatic acid on the kool deck. All of the toilets had the working mechanisms inside the toilets removed. The equipment in the tot lot was taken apart and the Ramada over the play area has been torn in two places.

**IV. Unfinished Business**

A. None

**V. New Business**

A. None

**VI. Next Meeting**—The next regular Board meeting will be February 17, 2005, at 7:00 P.M. in room 413 Desert Sky Middle School.

**VII. Adjournment**

There being no further business to discuss the meeting was adjourned at 7:55 P.M.

Respectfully submitted by: Tom Miller, Lewis Management Resources, Inc.  
For Mesquite Ranch Homeowners Association