

Mesquite Ranch Homeowners Association
Board of Directors Meeting Minutes
Thursday, January 19, 2006

The Board of Directors Meeting of the Mesquite Ranch Homeowners Association was held on Thursday, January 19, 2006 at 7:00 p.m., at Desert Willow School Auditorium, Tucson, AZ. Present were Greg Dameron, Shay Pedersen, Terry Hlivko, Liz Storms, Tricia Hughes, and Jorge Ortiz. Tom Miller represented Lewis Management Resources, Inc.

Absent: Christina Royston.

I. Call to Order

President Dameron called the meeting to order at 7:00 pm. A quorum was noted for the record.

II. Homeowner Concerns

- ❖ A homeowner's architectural application to install a fireplace was denied by the Design Review Committee. The homeowner appealed to the Board and the application was sent back to the DRC with the understanding that the Board would approve the installation with the contingency that the neighbor also approved the location in the back yard.

III. Minutes

- ❖ Liz Storms moved, seconded by Terry Hlivko to approve the minutes of December 2, 2005 and Special Meeting of December 20, 2005 as submitted. Motion carried unanimously.

IV. Reports

A. President's Report

Greg Dameron reminded everyone that all Board terms are up in May of this year. Management was asked to send out forms to homeowners allowing for them to indicate whether or not they would like to run for the Board. Greg Dameron, Liz Storms and Shay Pedersen will not be running for re-election. Tricia Hughes volunteered to chair the Nominating Committee.

B. Treasurer's Report

Liz Storms reported on both the November and December preliminary financial statements. Cash balance in the operating account at the beginning of the period for 11/1/05 through 11/30/05 was \$71, 417.09. The money market account had a beginning balance of \$33,578.40. At the end of November, the operating account had a balance of \$55,239.99 and the money market account had a balance of \$36,317.40.

The December statement showed the beginning balances to be \$71,417.09 in the operating account and a beginning balance of \$33,578.40 in the money market account. The ending figures for December were \$55,239.99 in the operating account and \$36,717.40 in the money market account.

C. Committee Reports
DRC: Nothing to Report.

Newsletter:

Greg was in the process of completing the Newsletter when his lap top computer was stolen from his vehicle. The Newsletter will be redrafted and sent out at his earliest convenience.

Pool: Terry reported that the pool is in good shape. However, the pool furniture is dwindling and pieces come up missing. The Board will take action on purchasing new pool furniture at a later date. Management asked if proposals could be obtained to paint the pool fencing and stucco on the pool building. The Board agreed that it is time to obtain the proposals.

Landscape: Shay Pedersen reported that lot 297 continues to over water and the excess is draining into the neighbor's yard and possibly undermining the wall. Liz Storms moved, seconded by Greg Dameron to fine the owner of the lot. Motion carried unanimously.

Compliance Committee: Tricia Hughes reported on the hearings in Christina Royston's absence. She advised the Board that only one person showed up for the hearings and recommended that the others that did not attend be fined. The Board unanimously approved her recommendation.

V. Unfinished Business

A. Amendment to Reduce Quorum Requirements: Management reported that the returns are still running low on the quorum reduction amendment. Management questioned whether or not the Board wanted to extend the deadline of January 31. Greg Dameron moved seconded by Liz Storms not to extend the deadline. Motion carried unanimously.

B. Street Turnover: Management reported that there has been little progress on the turn over the remaining four streets to the City of Tucson. Jorge Ortiz volunteered to get involved with the City and see if he couldn't help move it along.

VI. New Business:

A. Forest Glen Median: The Board reviewed a proposal from Stantec to survey Forest Glen to convert the center island back to common area. This would relieve the City of Tucson for any liability to maintain the area that is already being maintained by the Association. Management advised that this proposal was received after Warren Thompson of Stantec had had a conversation with someone at the City and that the Association was not made aware of this request until receiving the proposal from Stantec. The proposal is for \$4,200.00 to complete a survey over a period of one year. Jorge Ortiz volunteered to interface with the City of Tucson to determine why this wasn't completed at the time of the original plat being formalized. The

Board agreed that this would be the course of action to take and tabled any decision on the proposal from Stantec.

B. Street Light Proposal: Randy Pierce approached the Board with a proposal to light up the intersection of Poorman and Houghton with a streetlight. The City of Tucson will install one if the Association agrees to pay for the electricity to operate the light. The monthly cost would be approximately \$30 per month. Greg Dameron moved, seconded by Liz Storms to approve the expenditure. Motion carried unanimously.

VII. Next Meeting: The next regular Board meeting is scheduled for February 16, 2006 at Desert Willow School beginning at 7:00 p.m.

VIII. Adjournment: There being no further business to discuss the meeting was adjourned at 8:00 P.M.

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