

Mesquite Ranch Homeowners Association
Board of Directors Meeting Minutes
Thursday, February 16, 2006

The Board of Directors Meeting of the Mesquite Ranch Homeowners Association was held on Thursday, February 16, 2006 at 7:00 p.m., at Desert Willow School Auditorium, Tucson, AZ. Present were Shay Pedersen, Terry Hlivko, Liz Storms, Tricia Hughes, Christina Royston., and Jorge Ortiz. Tom Miller represented Lewis Management Resources, Inc.

Absent: Greg Dameron

I. Call to Order

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

II. Homeowner Concerns

- ❖ There were comments made that common area had sustained damage when Patio Pools was working on a pool. Jorge Ortiz volunteered to examine the damage and determine what needs to be repaired.
- ❖ It was noted that there is a flooding irrigation problem at the end of Malta.
- ❖ A complaint about some trash being in the common area. Shay Pedersen will have the above issue and the trash dealt with by the Landscape Co.
- ❖ There was discussion about the possibility of the Association paying to have dog waste picked up through out the neighborhood where people walk dogs and don't clean up after them.
- ❖ Randy Pierce approached the Board with a request to pay for the installation of a street at the intersection of Houghton and Poorman. The cost to install the fixture would be approximately \$2,000. This is the same light that the Board approved paying the electricity to operate at last months meeting. The Board tabled action until a latter date.
- ❖ It was pointed out that many portions of the natural areas are very dry and could be possible fire hazards. It was noted that it has been more than 140 days without measurable rain in the Tucson area.

III. Minutes

- ❖ Shay Pedersen moved, seconded by Jorge Ortiz to approve the minutes of January 19, 2006 Meeting with minor changes. Motion carried unanimously.

IV. Reports

A. President's Report

None

B. Treasurer's Report

Liz Storms reported on the financial condition as of January 31, 2006. Cash balance in the operating account at the beginning of the period for 01/01/06 through 01/31/06 was 70,0750.48. The money market account had a beginning balance of \$37,709.90. At the end of January, the

operating account had a balance of \$82,854.08 and the money market account had a balance of \$40,454.33.

Liz Storms moved, seconded by Shay Pedersen to have a compilation audit completed this year as opposed to a review audit. Motion carried unanimously.

C. Committee Reports

DRC: Jorge Ortiz reported that 4 submittals were reviewed. Two were approved and two are pending approval. There was a question of whether or not Flagstone could be used on the sidewalk. The Board unanimously agreed that this would not be a problem.

Newsletter:

Nothing to report

Pool: Terry reported that some of the furniture from the east pool is at the west pool. Other than that, the pools remain in good condition.

Landscape: Shay Pedersen reported bushes are being trimmed back in the common area. Bridgeport looks good. There was discussion about completing Rose Hill trimming next.

Compliance Committee: Christina Royston reported that no one showed up for the hearings. Three violators were fined and two were given 20 additional days to take care of the violations.

Lot 213 has been fined in the past and continues to be out of compliance. The Board elected to escalate the fines to the next level. Lot 95 was fined \$75.

There was discussion regarding the lots next to Simon Walmsley that have had recurring problems with water leakage on to the Walmsley lot. Jorge Ortiz volunteered to investigate what is going on and report back to the Board.

V. Unfinished Business

A. Forest Glen: Jorge Ortiz reported that the City does not want to maintain the plant material that is on the medians on Forest Glen. He is of the opinion that the Association doesn't have much of an argument for having to pay to have the survey completed by Stantec, even though the Association has been maintaining the medians since they were installed. Action was tabled until the Association could get a legal opinion from the Association's attorney.

B. Quorum Amendment: Management reported that the returns received were not enough to take action either way on the amendment. The Board elected not to take further action on this initiative.

C. Street Turnover: Jorge reported that the final on the street turnover should be completed within a few weeks.

VI. New Business:

A. LMR Job Performance: There were several questions about violations that were either closed or were not on the violation report at all. All of the violations in question were parking violations. Management explained that they would be closed if the inspector did not see the vehicle when he went through. It was determined that the majority of the parking violations occur at night and the inspector would not see those. Consequently, the inspector will not handle the parking violations. It was also noted that inspecting parking issues just a few days prior to the monthly meeting does not allow enough time for LMR to get the issues resolved.

Management invited anyone that would like to attend to come to the office and see how the site tour department works. It is difficult to imagine the process without actually seeing it. Both Christina Royston and Liz Storms indicated they would like to see how the process works.

Terry Hlivko requested that management provided a list of management responsibilities along with a copy of the Management Contract. Management agreed to forward a copy to each of the Board Members.

VII. Next Meeting: The next regular Board meeting is scheduled for March 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 8:41 P.M.

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