

Mesquite Ranch Homeowners Association
Board of Directors Meeting Minutes
Thursday, February 17, 2005

The Board of Directors Meeting of the Mesquite Ranch Homeowners Association was held on Thursday February 17, 2005 at 7:00 p.m., at Desert Sky Middle School, Room #413, 9850 E. Rankin Loop, Tucson, AZ. Present were Greg Dameron, Charity Collins, Shay Pedersen, Terry Hlivko, and Jorge Ortiz. Tom Miller and David Gauvin represented Lewis Management Resources, Inc.

Homeowners: Several homeowners were in attendance

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

- ❖ Randall Pierce addressed the Board with concerns about forming a Neighborhood Association, or joining the association in Rita Ranch. The concern is that city agencies will contact Neighborhood Associations when new development is being planned when they will not contact Homeowner Associations regarding the same. Greg has attempted to contact the Rita Ranch Neighborhood Association for more information and as yet has not received a return call.
- ❖ Discussion ensued regarding the traffic on Poorman and the noise created by the trucks going into the quarry. Greg will contact the quarry and see if anything can be done to eliminate or at least curtail some of the traffic in this area.
- ❖ Comments were made about the “No Soliciting” signs and how they were not what people had envisioned them to be. Management will find a better quality sign and forward to the Board for approval.

III. Minutes

- ❖ A motion was made and seconded to approve the minutes of the January 17, 2005 meeting as submitted. Motion carried unanimously.

IV. Reports

A. President’s Report

Nothing to Report

B. Treasurer’s Report

In Treasurer Liz Storm’s absence, Greg Dameron read her report. Cash balance for period beginning January 1 was \$35,058.53 in the checking account with \$22,504.25 in the money market. As of January 31, the same accounts were at \$54,842.60 and \$22,518.59.

C. Committee Reports

DRC: Renee Williams advised that the committee is in need of additional members. It is becoming increasingly difficult to get the committee

together for meetings. Greg will put information in the newsletter regarding the need for additional members on this committee.

Pool: Terry Hlivko reported that the pools are in great shape. The lighting sensors in the restrooms have been installed along with self-closing hinges on the doors. All the repairs have been completed in the tot lot, with the exception of the tetherballs, and one seat for the digger which should be received within a week to 10 days. The bulletin board has been vandalized and there was discussion about replacing the board with small frames to allow for the pool licenses to be displayed as required by law. Management will follow up and resolve the issue.

Landscape: Shay Pedersen reported that Northwest Landscape is doing a good job. They have cleaned up the community and now there is no need to have the community clean up day that was being planned. There will be proposals coming in to replace some plants and add some gravel in a couple of areas.

Finance: No report.

Nominating: Charity Collins stated that applications for individuals interested in serving on the board have been mailed by LMR and one has been returned. There was another one that was supposed to have been turned in at the meeting, however that did not materialize.

Compliance Committee: Jim Dahnke reported that there were 15 hearings scheduled and the committee had three people attend the hearings and two more called the management company with responses to the hearing notice. Those that contacted or attended were given additional time to get into compliance and the remaining violations, the committee recommended the Board fine. Greg Dameron moved, seconded by Shay Pedersen to approve the recommendation of the committee. Motion carried unanimously.

Manager's Report:

Lot 84 – 10452 E. Haymarket – The representative from the city of Tucson that manages this property for the city has requested that the fines be removed as the city has spent \$300 to power wash the driveway and has been told it will not get any cleaner. The Board denied the request and the fines will remain in place.

Pools – One estimate for installing the higher fencing around the pool to keep the children from climbing over the fence had been received in the amount of \$17,000 to retrofit the existing fence. The Board felt that was too expensive to move forward with that project.

Vandalism – Management reported the latest vandalism reported now are that landscape lighting fixtures are being taken apart and the bulbs being unscrewed and placed back in the fixture and then closing them back up. This has happened twice in the last 10 days. It was also reported that four teenagers were seen with a shovel and removing the landscaping on Bilby Road to build a ramp for their dirt bikes. A homeowner called the police and a report was taken.

10669 East Marquette Storage Shed – The homeowner was sent a letter to stop construction on a storage shed because the association was under the impression that it had not been approved. The homeowner notified the association that they had received approval for the shed last May prior to moving into the home and she sent a copy of the approval letter. At the time of this approval, the DRC Committee was not yet fully functioning and the approval was completed with the direction of the developer. In reading the guidelines, there is no restriction on professionally installed storage sheds. Additionally, there are no height restrictions mentioned with regard to a structure being built. Under 3.2 Structural Additions in the design guidelines it states, “the following are common Structural addition projects,” and item number 3 is Sheds and number 4 is Detached Structures.

3.2c Specific approval conditions, exclusions, etc. for Structural additions:

Item 2. All Structural additions that exceed six feet in height (except for outdoor fireplaces) must maintain a five-foot setback to any adjacent side property line and a ten-foot setback to any adjacent rear property line. Any freestanding structural additions must maintain a ten-foot separation to the main house structure. Further, all structural additions must also comply with the Pima County standards.

Item number 5 states, “Detached, portable shed cannot be visible and cannot exceed the height of the surrounding wall. Storage sheds are not permitted in front yards, or side yards in front of the privacy wall.

As long as the structure is being built within the parameters of the letter whereby the setbacks are being met as stated in the letter and Design Guidelines, Management would have recommended that the structure be approved, and is of the opinion that there is a tendency to look at “portable” and “permanent structure” in the same light and that was not the intent of the guideline. The Board upheld the approval as long as the owner is within the guidelines and follows all set back restrictions.

10577 E. Marquette - The homeowner submitted a request to install wrought iron on the front door and three windows. The Design Review Committee gave approval, provided the color matched the house. She is requesting that the Board grant a variance and allow her to use a “rustic” finish on the wrought iron that was used by a homeowner in the Monterey Home area. A motion was made and seconded to approve the rustic finish as submitted. Motion carried unanimously.

IV. Unfinished Business

A. Approve Management Contract

David Gauvin presented a final draft of the proposed Management Contract to the Board for review and approval. At the same time, he asked that the Board review the Maintenance and Pool Contract that would coincide with the Management Contract should they approve all three documents. After discussion Greg Dameron moved, seconded

by Shay Pedersen to approve the contracts as submitted by Lewis Management.

V. New Business

A. With Keith Jordan resigning from the Compliance Committee, the Board appointed Jim Dahnke to replace him as Chairperson. Additionally, the Board approved Renee Williams as a temporary replacement to fill the vacancy so that the committee could continue to operate.

B. There was discussion regarding scheduling a final walk through with all the builders. Management was directed to set up a couple of dates and let the Board know and those who are available will attend.

VI. Next Meeting—The next regular Board meeting is being moved from March 17, 2005 to March 10, 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 8:45 P.M.

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