

Mesquite Ranch Homeowners Association
Board of Directors Meeting Minutes
Thursday, March 10, 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, Liz Storms, Jorge Ortiz, and Eric Rustand. Tom Miller 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

- ❖ There were no comments from the homeowners present.

III. Minutes

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

IV. Reports

A. President's Report

Greg reported that he has made several attempts to contact the Rita Ranch Neighborhood Association but has not received a return phone call. It was noted that there is a meeting on March 17, 2005. Greg Dameron and Liz Storms will attend. Jorge Ortiz volunteered to get information on how Mesquite Ranch can form a Neighborhood Association.

B. Treasurer's Report

Treasurer Liz Storm's reported that the cash balance for period beginning February 1 was \$54,842.60 in the checking account with \$22,518.59 in the money market. As of February 28, the same accounts were at \$55,278.30 and \$23,881.91.

C. Committee Reports

DRC: Eric Rustand expressed concern over some of the applications not having enough information and required clarification before approval could be granted. There were 7 application reviewed this month, with all but one being approved.

Pool: Terry Hlivko advised that just prior to the meeting he was inspecting the pool areas when he caught a young man and his girlfriend in the ladies restroom. There was no vandalism at this time, and Terry advised the young man that he did not belong in the ladies room. The handrail in the West pool is not secure again. Management will have LMR maintenance personnel take care of it.

Landscape: Shay Pedersen reported that there are approximately between 45 and 50 plants that need to be replaced. She is forming a committee to plant the material and Northwest Landscape will check the irrigation prior to planting to make sure the plants will receive adequate watering.

Finance: No report.

Nominating: Charity Collins reported that 5 applications to be on the ballot for the Board have been received. As it gets closer to the election there will be a “Meet and Greet” so the candidates have an opportunity to introduce themselves to the community.

Compliance Committee: The committee did not meet this month so there was nothing to report.

Manager’s Report:

No Soliciting Signs – Management had obtained bids on new signs because the Board expressed dissatisfaction with the ones that were recently installed. Due to the high pricing of all the bids, action on the item was tabled for the time being.

IV. Unfinished Business

A. Final Inspection of Builder Issues – Management informed the Board that the builders had indicated that they do not want to walk the site again, but would rather that the Board complete the inspection and advise of any problem areas. Management was directed to send copies of the checklists to each Board member and they will split them up accordingly and complete the inspection. Greg Dameron reminded that no more items could be added to the list. If there were additional items that need to be dealt with, they would have to be discussed with each builder.

V. New Business

A. Vandalism- The Board discussed the idea of moving the pool furniture in to storage while the children in the community are on break. There have been numerous occasions where the pool furniture ends up being thrown in the pool. There was a motion and a second to move the furniture into storage for 30 days to see if this practice would cut down on the vandalism. The furniture could be brought out for the special events held at the pool, then removed and put back in storage. Motion carried unanimously.

Liz Storms moved, seconded by Greg Dameron, to institute a \$250 reward program for information leading to the prosecution of individuals involved in vandalizing association property. Motion carried unanimously. Management was requested to research how other associations have instituted their reward programs and the criteria used for payment. The Board further requested samples of the signs that would be used to announce the reward program.

B. Amendment to Prohibit Rentals – The Board reviewed information provided by the association’s attorney regarding the limiting of rental properties. In order to eliminate the rentals, the homeowners would have to vote to amend the CC&R’s. There was a motion and a second to put the amendment vote to the homeowners. Motion carried unanimously. Management will work with Jonathon Olcott to have the final draft of the amendment and ballot prepared for mailing in time for the annual meeting.

C. Annual Meeting Date – The Board elected to have the Annual Meeting on May 19, 2005 at 7 p.m. at Cottonwood Elementary School.

D. Fine Collection – The Board reviewed an account that has over \$800 in violation fines that have gone unpaid. Eric Rustand moved, seconded by Shay Pedersen to forward the information to attorney Jonathon Olcott to handle.

VI. Next Meeting—The next regular Board meeting is scheduled for April 21, 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 8:35 P.M.

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