

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

The Board of Directors Meeting of the Mesquite Ranch Homeowners Association was held on Thursday, March 16, 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. Terry Foust, Jerry Lee and Tom Miller represented Lewis Management Resources, Inc.

Absent: Christina Roylston

I. Call to Order

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

II. Homeowner Concerns

- ❖ There were no comments or questions from the homeowners present.

III. Minutes

- ❖ Greg Dameron moved, seconded by Shay Pedersen to approve the minutes of February 16, 2006 Meeting with minor changes. Motion carried unanimously.

IV. Reports

A. President's Report

Greg Dameron expressed concern over no one wanting to run for the Board at the May Annual Meeting. He advised that three members of the current Board were not seeking re-election. Those individuals stepping down are Greg Dameron, Liz Storms and Shay Pedersen.

Greg Dameron suggested that the Board change the agenda and move the Wagner Violation Appeal to the beginning so that Mr. and Mrs. Wagner did not have to stay for the entire meeting in order to be heard. The Board agreed to the suggestion.

V. 10551 E. Bridgeport Violation

- ❖ Mr. and Mrs. Wagner approached the Board with an appeal to a Notice of Violation they had received for operating a business out of their home. They received the first Notice of Violation and as yet had not been sent a Notice of Hearing.
- ❖ Several letters from Mrs. Wagner's music students had been included in the Board packet and there were some people attending that expressed their concern over the possibility of Mrs. Wagner not being able to teach music out of her home.
- ❖ Mrs. Wagner advised the Board that she has her students park in the driveway, many walk to her residence, and they arrive one at a time, and should not and have not created a traffic problem in the neighborhood. She also made the Board aware of the fact that her husband had been ill

and that several members of his church visited him on occasion and had to park in the street. This may have been misconstrued as students receiving music instruction.

- ❖ President Dameron advised Mr. and Mrs. Wagner that the individual they assumed reported them for operating a business out of their home was not where the report originated. He further advised them that the Board had received six separate reports about the home business.
- ❖ After considerable discussion, Greg Dameron moved, seconded by Terry Hlivko to dismiss the violation as long as Mrs. Wagner adhered to all of the rules for operating a home business and the parking did not become an issue at any time in the future. Motion carried unanimously.

B. Treasurer's Report

Liz Storms reported on the financial condition as of February 28, 2006. Cash balance in the operating account at the beginning of the period for 02/01/06 through 02/28/06 was 82,816.58. The money market account had a beginning balance of \$40,454.33. At the end of February, the operating account had a balance of \$68,710.50 and the money market account had a balance of \$41,845.99.

Liz Storms moved, seconded by Shay Pedersen to approve the financial statement as submitted by Lewis Management. Motion carried unanimously.

C. Committee Reports

DRC: Jorge Ortiz reported that 11 submittals were reviewed. Nine were approved and two are pending approval.

Newsletter:

Nothing to report

Pool: Terry Hlivko reported that the west pool was looking good, but the east pool was dirty. Management will have the pool service personnel re-check the pool and clean. The switch in the ladies room at the east pool is damaged and requires replacement. Management will have this taken care of as quickly as possible.

Landscape: Shay Pedersen reported the landscaper is cleaning up the areas along Bilby, Houghton and Poorman.

Compliance Committee: Tricia Hughes reported that two people attended the hearings. The recommendation to the Board was to fine all owners that did not attend the hearings. There was a motion and a second to approve this action. Motion carried unanimously.

V. Unfinished Business

A. LMR Job Performance: Greg Dameron stated that there have been some complaints about calls not being returned and violations being closed that shouldn't be closed and there was a general feeling that Lewis Management was not meeting expectations of the Board. Tom

Miller introduced Teri Foust, Director of Management Services and Jerry Lee, Site Tour Department Supervisor. Teri addressed the operational issues such as accounting and phone calls not being returned. It was noted that the Board is not unhappy with the job performance of the Association Manager but with other departments within the organization. Teri promised to meet with the Accounting Department and discuss areas in need of improvement and report back to the Board. She further advised that the manager's account load was being reduced to allow for more time be dedicated to Mesquite Ranch.

Jerry Lee explained how the site tour department works and how someone could receive a notice of violation for a vehicle that does not belong to them. He also explained the procedure for doing the site tours and how items are closed out and how others are escalated. He answered several questions on how some of the mistakes that are made could be eliminated.

- B. Street Turnover:** Jorge reported that the street turnover should be completed within a few weeks. He also stated that the City is not likely to relinquish the request for completion of a survey on the Forrest Glenn median, but he would look at the original landscape plan and determine if it was approved and perhaps this would have some leverage with the City.

VI. New Business:

- A. New Business was moved to the beginning of the Agenda.**

VII. Next Meeting: The next regular Board meeting is scheduled for April 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