

Mesquite Ranch Homeowners Association

Board of Directors Meeting Minutes

Thursday, April 20, 2006

The Board of Directors Meeting of the Mesquite Ranch Homeowners Association was held on Thursday, April 20, 2006 at 7:00 p.m., at Desert Willow School Auditorium, Tucson, AZ. Present were Greg Dameron, Shay Pedersen, Terry Hlivko, Christian Royston, Tricia Hughes, and Jorge Ortiz. Tom Miller represented Lewis Management Resources, Inc.

Absent: Liz Storms

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

- ❖ Randall Pierce advised the Board that the areas at Bridgeport and Marquette are going to be set up for foot traffic through the neighborhood for the new elementary school that is being constructed.
- ❖ There were questions about why a homeowner who doesn't own a certain vehicle would get a letter for the vehicle parked in front of their home. Christina Royston explained the process and that if a car is written up and it doesn't belong to a homeowner that received the violation, all they need do is call Lewis Management and advise that it is not their vehicle. At that time, Lewis Management runs a license plate check and determines the rightful owner. If the vehicle belongs to a visitor, no letter is generated, if it belongs to a homeowner, a notice of violation is sent.
- ❖ Christina Royston advised that Lot 308 is still in violation for a shed that must be lowered 3 feet or continue to fine. Management will check on the status and advise.
- ❖ Randy Pierce thanked the Board Members for serving on the Board and doing a great job.
- ❖ It was announced that the community wide garage sale would be held on March 16, 2006.

III. Minutes

- ❖ Greg Dameron moved, seconded by Shay Pedersen to approve the minutes of March 2006 Meeting with two typos corrected in the Treasure's report. Motion carried unanimously.

IV. Reports

A. President's Report

Greg Dameron stated that he was glad to hear that some of the expiring board terms will be seeking re-election.

B. Treasurer's Report

Liz Storms sent the report to be read in her absence on the financial condition as of March 31, 2006. Cash balance in the operating account at the beginning of the period for 03/01/06 through 03/31/06 was 68,710.50. The money market account had a beginning balance of \$41,845.99. At the end of March, the operating account had a balance of \$65,846.50 and the money market account had a balance of \$43,251.52.

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

C. Committee Reports

DRC: Jorge Ortiz reported that seven (7) submittals were reviewed. Six (6) were approved and one (1) was denied. There was discussion regarding numerous security doors that have been installed and the DRC is not certain which ones have been approved and which ones were installed despite the DRC having denied the request for approval. Management was asked to go back through the submittals and compare to a list of doors prepared by a homeowner that had been denied approval for a door due to the color. The homes that were denied or were not submitted for will be sent a notice of violation.

Newsletter:

Greg Dameron reported that a five (5)-page newsletter would be going out this month.

Pool: Terry Hlivko reported that the backboard for the basketball hoop and the reward sign at the pool had been tagged with graffiti. He further stated that numerous cars are parking at the west pool parking lot overnight. Management was directed to order "No Parking Dusk to Dawn" signs for the pools as well as "No Car Pool Parking" signs. It was also noted that the benches should be moved away from the fences as the children are using them to jump the fence. Greg Dameron will secure the benches so the children cannot tip them over once he is off the Board. Terry reported that the glass blocks at the East pool are broken and need to be replaced with masonry block. The light switch in the ladies room of the east pool is also broken again.

Landscape: Shay Pedersen reported the rock approved for installation at the last meeting has been installed.

Nominating Committee: Tricia Hughes reported that there is a full slate of candidates running for the Board and the information has been mailed to all homeowners. Christina Royston volunteered to put up the "A" frame signs that she is borrowing from the Neighborhood Association to announce the Annual Meeting.

Compliance Committee: Christina Royston reported that eight (8) hearings were held, and seven (7) were fined. Six (6) of the fines were parking violations and one (1) was for weeds. Christina Royston moved seconded by Greg Dameron to escalate to the next level all fines that have not been paid or violations that have not been brought into compliance. Motion carried unanimously. Christina further indicated that she was very happy with the report this month and it seems like the violations are being taken care of in a timely manner.

Manager's Report: Management recommended that excess funds in the Operating and the Reserve Accounts be moved to CDs for better interest. Terry Hlivko presented a flier from Edward Jones indicating returns of 4–5 percent on 3-6-and 12 month CDs. Greg Dameron moved seconded by Tricia Hughes to move \$20,000 of the Operating and \$40,000 of the Reserve funds to CDs at Edward Jones.

V. Unfinished Business

A. Covering at the Tot Lot: The Board reviewed a proposal from Tucson Play Systems to replace the covers over the tot lots that have been vandalized. The cost to replace with like material is \$4,963.44. Greg Dameron stated that there is a company that will install a tin roof over the tot lot and that he would look into having it completed with tin. Greg Dameron moved, seconded by Terry Hlivko to have the tin installed if it is cheaper than the amount quoted for the cover by Tucson Play Systems. Motion carried unanimously.

VI. New Business:

A. Maintenance Contract with LMRI: The Board reviewed a renewal contract from LMRI to provide pool service and maintenance of the restrooms for an increase of \$50 per month to cover the increased gas prices. Greg Dameron moved seconded by Terry Hlivko to approve the contract. Motion carried unanimously.

B. Paint Storage: Randall Pierce requested that the Association allow the Neighborhood Association store paint for graffiti in the storage room at the pool and supply him with a key. Greg Dameron moved, seconded by Terry Hlivko to allow for the paint storage as requested.

VII. Next Meeting: The next regular Board meeting is scheduled for June 15, 2006 at Desert Willow School beginning at 7:00 p.m. The Annual Meeting is to be held on May 11, 2006.

VIII. Adjournment: There being no further business to discuss the meeting was adjourned at 8:55 P.M.

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