

Mesquite Ranch Homeowners Association

Board of Directors Meeting Minutes

Thursday, April 21, 2005

The Board of Directors Meeting of the Mesquite Ranch Homeowners Association was held on Thursday April 21, 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 was discussion regarding mailboxes in the neighborhood being broken into and mail being stolen. It was suggested that locks be installed on the mailboxes and a slot cut so that the post office could deliver mail without having to unlock the mailbox. It was further suggested that perhaps if enough mailboxes were retrofitted that a sizable discount could be obtained for having the work completed.

III. Minutes

- ❖ A motion was made and seconded to approve the minutes of the March 10, 2005 meeting as submitted. Motion carried unanimously.

IV. Reports

A. President's Report

Greg reported that the newsletter had gone out and that he has begun working on the next newsletter.

B. Treasurer's Report

Treasurer Liz Storm's reported that the cash balance for period beginning March 1 was \$55,278.30 in the checking account with \$23,881.91 in the money market. As of March 31, the same accounts were at \$48,910.71 and \$25,248.33. Ms. Storms reported that repairs and maintenance are running high due to vandalism. Printing costs are also running over budget and delinquencies are higher than usual.

C. Committee Reports

DRC: There was no report for the design review committee.

Pool: Terry Hlivko reported that the steps are missing on the West wall of the pool. Vandalism appears to be on the decline since posting the reward signs at the pools. Liz Storms commended the job performance of Stuart with LMRI. She is of the opinion that Mesquite ranch is finally getting

proficient performance from the landscapers and pool and janitorial services.

Landscape: Shay Pedersen reported that 60 replacement plants had been planted since the last board meeting. She has asked Northwest Landscaping to provide a proposal to add some gravel in several spots throughout the property. Shay advised that she was looking for volunteers to help spread the gravel when it is eventually purchased. Eric Rustand volunteered his Boy's Club members.

Finance: Liz Storms reported that the committee would be meeting to scrutinize the first quarter figures and compare to last year. This would be the beginning of the budget preparation for the coming year.

Nominating: Charity Collins reported no one showed up for the Meet and Greet that was scheduled on the previous Saturday. Another one has been scheduled for the 30th and management was asked to contact all of the candidates for the board and remind them so that they would appear.

Compliance Committee: Jim Dahnke reported that there were 17 hearings scheduled for this month. Four individuals showed up for their hearing and of the 13 that did not respond, the committee suggested that they be progressed to the fining stage of the violation protocol. Liz Storms moved, seconded by Eric Rustand to approve the recommendation of the Compliance Committee. Motion carried unanimously.

Manager's Report:

Management reported that the signs announcing the reward for information leading to the prosecution of vandalism have been posted at both pools.

IV. Unfinished Business

A. Final Inspection of Builder Issues – The Board members have completed inspection of the punch lists for each builder within Mesquite Ranch. Eric Rustand moved, seconded by Greg Dameron to approve all construction companies' punch lists. Management will notify each builder of the final approvals.

V. New Business

A. Neighborhood Association - A representative from the city was in attendance to explain the differences between a Neighborhood Association and the Homeowners Association. Apparently there is more interfacing with the City Planning Department as a Neighborhood Association. The Homeowners Association is not notified regarding new developments etc., as the Neighborhood Association is. Liz Storms moved, seconded by Greg Dameron to join the Rita Ranch Neighborhood Association as opposed to starting a separate group for Mesquite Ranch.

Annual Meeting Date – The Board elected to have the Annual Meeting on May 18 2005 at 7 p.m. at Cottonwood Elementary School.

VI. Next Meeting—The next regular Board meeting is scheduled for June 16th 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 8:44 P.M.

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