

# MESQUITE RANCH HOMEOWNERS ASSOCIATION

c/o Lewis Management Resources, Inc.  
180 West Magee Suite #134  
Tucson, AZ 85704-6680  
Phone (520) 742-5674 Fax (520) 742-1523

## 2006 ANNUAL MEETING MINUTES

### **I. Call to Order/ Introductions**

Tom Miller of Lewis Management Resources called the meeting to order at 7:00PM. Mr. Miller introduced the Board of Directors, consisting of Gregory Dameron, President (in absentia), Shay Pedersen, Vice President, Elizabeth Storms, Treasurer, Terrance Hlivko, Secretary (in absentia), Tricia Hughes, Director, Jorge Ortiz, Director, and Christina Royston, Director. Mr. Miller also introduced himself, Teri Foust, Kelly Stackhouse and Christine Meade as representatives of Lewis Management Resources.

### **II. Establish Quorum**

Quorum was established with 105 lots represented either in person or by absentee ballot.

### **III. President's Report**

As Board President Gregory Dameron was unable to attend the meeting, Vice President Shay Pedersen delivered the President's Report. The report outlined the accomplishments of the Board since the last Annual Meeting in 2004 (Quorum was not established in 2005).

- 99% of the community punch list has been completed.
- A new landscape company, Northwest Landscaping, has been contracted, and the results have been very good.
- The Board has created and implemented a fine policy for violations.
- The parking issues in the community have improved.
- A Compliance Committee has been formed and holds violation hearings.
- An amendment to the community's Covenants, Conditions and Restrictions was passed regarding rentals. Since October 2005, new buyers cannot rent the property they own.
- A Design Guidelines amendment was passed stating that basketball hoops can stay in the front yard if it is five feet from the sidewalk and backed against the driveway.
- Several committees have been formed, including a Nominating Committee, a Landscape Committee, a Design Review, and a Pool and Recreation Committee.
- A community website has been established (mrhoa.net).
- A new pool maintenance company has been contracted.
- A community maintenance contract has been implemented.

- The Board is attempting to address the issues of vandalism within the community. There is now a \$250.00 reward for information regarding instances of vandalism and the identity of the perpetrator(s).
- Many new plants have been added to the landscaping by community volunteers.
- Rocks and cactus have been added to the landscaping at the end of the community's cul-de-sacs.

#### **IV. Treasurer's Report**

The Treasurers Report was delivered by Board Treasurer Elizabeth Storms and briefly outlined the community's financial state over the last two years.

- The Mesquite Ranch financials underwent a full audit in mid 2004.
- In October of 2004 the books were announced to be in good standing.
- A reserve study was conducted in late 2004.
- Over the last year a healthy and positive balance sheet has been maintained.
- The Board has approved some money from the reserve fund to be put into higher return CDs.
- The Finance Committee produced realistic budgets in 2005, due partially to an increase in assessment.
- The approved budget for 2006 has an expected income of \$237, 176, with an expected expenditure of \$231, 967.
- As of March 31, 2006 the total assets of the community association are roughly \$125,000.
- The association is in a good financial position.

#### **V. Voting**

##### **a. Election of Board of Directors**

There were seven (7) open positions on the Board of Directors, and seven (7) candidates on the ballot. Tom Miller of Lewis Management Resources, Inc. introduced the candidates: Della Ellis, Terry Hlivko (in absentia), Tricia Hughes, Jorge Ortiz, Shay Pedersen, Christina Royston, and Renee Williams. Mr. Miller then asked for any nominations from the floor, but none were made. Each candidate then stood and gave a brief biography.

##### **b. Approval of 2004 Annual Meeting Minutes**

A motion was made, seconded and passed unanimously to approve the 2004 Annual Meeting minutes.

#### **VI. Homeowner Comments/ Q & A Forum**

A question was raised as to how many units there are in the communities. There are 619 rooftops.

A question was raised regarding whether the CC & R amendment banned all rentals. It bans the rental of all properties purchased after October 2005.

Daniel Gilb of Lot 281 made the comment that Lewis Management Resources should let homeowners know about the community website. He also asked if, in the U.S. Homes section of the community, landscaping could be added to the area outside the fence to the street. This area is homeowner responsibility, but the Board will consider possibilities.

Randy Pierce of Lot 526 had a concern regarding the area on the outside of the view fence. There is a barbed wire fence there. He asked if there were any measures that the Board could take to keep people from traversing between the view fence and the barbed wire, especially since a school is being built in the area. Not all of that property belongs to the HOA, so the Board will have to research the issue.

Michael Fox of Lot 008 had several questions and comments. First, he asked whether the Board has a liaison with Pulte Homes, who is developing the area across the street (their construction has created a mess)? Not currently, but Tom Miller of Lewis Management has spoken with them previously and will speak with them again regarding clean up of the streets and surrounding area. Mr. Fox also asked whether an overgrown tree hanging over the sidewalk in a private yard is homeowner or HOA responsibility. This is homeowner responsibility. Mr. Fox suggested that parking and other community rules be reiterated in the community newsletter, that homeowners receive mailings via email to save the HOA postage costs, and that the pools be closed as they are not widely used and the cost of maintenance is very high. The Board took each of these suggestions into consideration. Tom Miller of Lewis Management Resources explained that in order to close the community pools, every homeowner in the community would have to agree.

Suzanne Peloquin of Lot 225 brought up the issue of access to the school property (currently in the planning stages) via the community. She pointed out that the HOA will need to work with the school officials to help this project run smoothly. Ms. Peloquin also asked for clarification of the process by which parking violations are sent. A plate search is done on repeat vehicles, but this is very costly so is not done on every vehicle. The inspector sends a letter to the home the car is believed to belong to. If you receive a violation for a vehicle that does not belong to you, contact Lewis Management Resources.

Della Ellis of Lot 491 received a parking violation for guests parked in a cut- out for two hours. Why did she receive this? Board member Christina Royston suggested that the inspector might have been overzealous.

William Athouguia of Lot 615 expressed dissatisfaction with the parking rules in the community. He has received three violation letters regarding an ATC quad cab parked in the cut- outs that does not belong to him. There needs to be more care taken when letters are sent out. Mr. Athouguia asked for clarification of the garage door rules. They cannot be left open when no one is working in the garage. Mr. Athouguia asked for clarification of the parking rules, as he has 4 large vehicles, no two of which fit together in the garage. The first two vehicles belonging to a home need to be parked in the garage, the second two vehicles need to be parked in the driveway. Cut- outs are for guest parking only. There is no resident parking in the streets. Mr. Athouguia asked why this rule is being enforced after two years without enforcement. The Board became homeowner controlled in 2004 and now has compliance and enforcement in place.

Mr. Athouguia asked if the City is responsible for Four- wheelers driving in the streets. Yes, this is a City issue and the police can be called.

Keith Miller of Lot 334 reported that there is a sign leaning against the wall near his home that needs to be re- planted in the ground. The Board is aware of this situation and it will be corrected.

Susan Thacker of Lot 177 asked if exterior garage lights are required to be on from dusk to dawn. This is not a rule. Ms. Thacker also asked who maintains the property from her back wall to Bilby. This is maintained by the HOA. She commented that this area needs clean- up. This is considered a natural area, so it can be trimmed along the fence, but not radically landscaped. Ms. Thacker also asked if a decision has been reached regarding screen doors. There have been no decisions made on this topic. Homeowners will receive notice via mail when a decision is reached. Ms. Thacker asked if all homeowners receive keys to the community pool, as she did not receive one. She was instructed to contact Lewis Management Resources to receive her key.

It was reported that there is an abandoned car near the east pool. The Board is trying to get this taken care of.

Further comments were made regarding the impact of the new school on the Mesquite Ranch community. It was suggested that the Board form a committee to deal with the issues surrounding the new school. It was also suggested that this committee get underway immediately.

There being no further business, a motion was made to adjourn the 2006 Annual Meeting. Tom Miller of Lewis Management Resources adjourned the meeting at 8:15 PM.

Respectfully Submitted

Christine Meade  
Lewis Management Resources, Inc.