

## **Mesquite Ranch Homeowners Association**

### **Board of Directors Meeting Minutes**

Thursday, June 15, 2006

The Board of Directors Meeting of the Mesquite Ranch Homeowners Association was held on Thursday, June 15, 2006 at 7:00 p.m., at Desert Willow School Auditorium, Tucson, AZ. Present were Della Ellis, Shay Pedersen, Terry Hlivko, and Christina Royston. Tom Miller represented Lewis Management Resources, Inc.

Absent: Renee Williams, Tricia Hughes, and Jorge Ortiz

#### **I. Call to Order**

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

#### **II. Homeowner Concerns**

- ❖ There was discussion regarding the new elementary school that is going in adjacent to the Mesquite Ranch neighborhood. It was noted that at two separate meetings where members of the neighborhood association attended, the majority of homeowners in Mesquite Ranch do not want the emergency access that is being constructed at the east end of the property to be accessible except during emergency situations.

#### **III. Minutes**

- ❖ Shay Pedersen moved, seconded by Terry Hlivko to approve the minutes of April 20, 2006 as amended. Motion carried unanimously.

#### **IV. Reports**

##### **A. President's Report**

Nothing to report at this time.

##### **B. Treasurer's Report**

Della Ellis reported on the financial condition as of April 30, 2006. Cash balance in the operating account at the beginning of the period for 04/01/06 through 04/30/06 was 72,026.82. The money market account had a beginning balance of \$43,251.16. At the end of April, the operating account had a balance of \$88,429.37 and the money market account had a balance of \$43,309.71.

The report for May was also reviewed as follows: Cash balance in the operating account at the beginning of the period for 05/01/06 through 05/31/06 was \$88,429.37. The money market account had a beginning balance of \$43,309.71. At the end of May, the operating account had \$45,550.63 and the money market account had a balance of \$6,023.00. The large variance is due to the Association moving money to three \$20,000 Certificate of Deposits with Edward Jones.

It was noted that automatic reserve transfers were completed for both April and May during this time period.

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

**C. Committee Reports**

**DRC:** Christina Royston suggested that Tricia Hughes be appointed to the Chair of the DRC. She informed the Board that Jorge was moving soon and has a lot on his plate and thought it would be a great help to him if he did not have to chair the committee. Terry Hlivko will contact Jorge and determine how he would feel about the change before appointing a new chairperson. He expressed appreciation for Tricia offering to serve the community in this capacity.

**Newsletter:**

The newsletter had been sent out and was well received.

**Pool:** Terry Hlivko reported on vandalism still occurring at the pools. He has seen children playing with safety equipment, pool furniture has been thrown in the pools, the privacy wall in the men's room has been broken off, and walls have been marked with permanent marker. Terry further advised feces had been deposited in the east pool and the pool had to be closed for several days while it was cleaned up. Parents are asked to keep tabs on the children as the children of Mesquite Ranch are perpetrating all of the acts of vandalism that will ultimately require higher assessments to pay for the maintenance and repairs.

Terry stated that it appears the new "No Parking" signs placed at the pool areas is doing the job of keeping unwanted vehicles from being parked in the area.

**Landscape:** Shay Pedersen reported the landscaping is looking good and Northwest has completed additional projects that have been authorized by the Board.

**Compliance Committee:** Christina Royston reported that twenty-three (23) hearings were held, and twenty-one (21) were fined.

She further advised there are a number of security doors installed throughout the community that are not approved colors. A course of action for these violations has yet to be determined.

The Compliance Committee requested the time and day of the hearings be changed. There was no decision on the particulars as yet and Christina will inform management of the changes after meeting with the Committee. The Board approved the change as requested.

**Manager's Report:** Management reported that it is time to change the cartridges at both pools again. The cost would be \$400.00 per pool. There was also discussion about changing to sand filters, as the cost to replace sand would be much less on an annual basis. The sand filters

would cost \$1,300 per pool. The Board elected to continue with the filters presently installed and might consider changing them out when the present filters are no longer functional.

**V. Unfinished Business**

**A. Street Turnover and Forest Glen Median**

Jorge Ortiz was unable to be in attendance so his report will be given at the next meeting.

**VI. New Business:**

**A. Contracts:** Terry Hlivko advised that since the Board has not reviewed several contracts that have been in place for four years he requested management prepare Requests for Proposals. Management will have them ready for the next Board Meeting.

**B. Overview of Senita School:** The emergency access was discussed earlier in the homeowner forum. Christina Royston moved, seconded by Terry Hlivko to have management draft a letter to the Vail School district advising them Mesquite Ranch is opposed to having the emergency access opened at any time other than during an emergency situation. Secondly, the letter should state Mesquite Ranch will not pay for any portion of the access and the school district should be required to pay for a survey since there seems to be some confusion regarding a Mesquite Ranch Homeowners property line in relation to the location of the emergency access route.

**C. Mailbox Numbers:** The postal carrier that services Mesquite Ranch placed notices in all of the mailboxes in the community stating that addresses had to be on the mailboxes or mail would not be delivered. Terry Hlivko advised that he had spoken to the post office and was informed that this was a mistake by the carrier. The only homes that should have received this notice are the homes that do not have addresses that are located on the mailbox post that was to be installed by the builder. Management advised that the builder design guidelines clearly indicate that these numbers are the builder's responsibility. Management was directed to contact KB Homes and inform them they need to install the numbers as stated in the guidelines.

**D. Pulte Sign Request:** Pulte Builders had requested that they be allowed to place directional signs in the common area along Houghton to direct people to their models on Bilby and Houghton. Christina Royston moved, seconded by Terry Hlivko to deny the request. Motion carried unanimously.

**VII. Next Meeting:** The next Board meeting is scheduled for July 20, 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 8:25 P.M.

Respectfully submitted by:

Tom Miller, Lewis Management Resources, Inc.  
For Mesquite Ranch Homeowners Association