

**Mesquite Ranch Homeowners Association**  
Board of Directors Meeting Minutes  
Thursday, July 20, 2006

The Board of Directors Meeting of the Mesquite Ranch Homeowners Association was held on Thursday, July 20, 2006 at 7:00 p.m., at Desert Willow School Auditorium, Tucson, AZ. Present were Della Ellis, Shay Pedersen, Renee Williams, Tricia Hughes, and Jorge Ortiz. Tom Miller represented Lewis Management Resources, Inc.

Absent: Terry Hlivko, and Christina Roylston

**I. Call to Order**

Vice President Shay Pedersen called the meeting to order at 7:00 pm. A quorum was noted for the record.

**II. Homeowner Concerns**

- ❖ There were comments from a homeowner that he has too many vehicles in his family to have them all parked in the garage and driveway. He also said that a couple of his neighbors have the same problem. He questioned as to what a family is to do when there are more than four vehicles? He was told that he could request a variance, which is what he did at the time of the discussion.
- ❖ A discussion on the installation of sheds and the design guidelines led to a decision to conduct a survey of the homeowners to determine how the majority of homeowners felt with regard to allowing sheds. It was suggested that if sheds were to be allowed that there would need to be color guidelines such as white, beige or it must match the color of the house.
- ❖ The owners of Lot 275 questioned what was going to be done with the area behind their home. Jorge Ortiz advised that according to the plat map the property belongs to the Vail School District and they would be better served by contacting the school district.

**III. Minutes**

- ❖ Shay Pedersen moved, seconded by Tricia Hughes to approve the minutes of June 15, 2006 as amended. Motion carried unanimously.

**IV. Reports**

**A. President's Report**

No report as Terry was on vacation.

**B. Treasurer's Report**

Della Ellis reported on the financial condition as of June 30, 2006. Cash balance in the operating account at the beginning of the period for 06/01/06 through 06/30/06 was \$45,550.63. The money market account had a beginning balance of \$6,023.00. At the end of June, the operating account had a balance of \$43,716.45 and the money market account had a balance of \$7,380.51. As of June 30<sup>th</sup>, the 3 Edward Jones CD's have a total value of \$60,042.48.

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

**C. Committee Reports**

**DRC:** Jorge Ortiz reported that there were 20 submittals for the month. 9 were approved, 10 were denied and 1 is still pending. The item that is still pending is a request to install a wrought iron fence between Lot 203 and Lot 229. The issue is that the strip of land that the fence would run across is association common area. The owners of these two Lots have issue with people cutting through the area and walking on their property as well. Management suggested that prior to making any determination on this request that the association's attorney be asked to supply a legal opinion on whether or not the Board could allow common area to be fenced off. The Board agreed that the decision would be tabled until a legal opinion is received.

Lot 225 had submitted for an awning that would run the 28 feet of the patio in the backyard. The DRC denied the request based on the design guideline that stated the awning could only be 20 feet wide. The owner requested that because the patio has a 28-foot length, it would not be aesthetically pleasing when 8 feet is sticking out the end of the awning. After review, both the DRC and the Board agreed to allow the 28-foot awning to be installed.

**Newsletter:**

Renee Williams advised that the Newsletter would be ready for a September 5<sup>th</sup> delivery date. Renee is also working with Randy Pierce on the Neighborhood Association web site.

**Pool:** In Terry Hlivko's absence, management gave the pool report. It was noted that there has been some difficulty in keeping the pools clean and the chemicals balanced. Due to the monsoons, there have been unusual windy conditions that are contributing to debris in the pool. In this debris is sand and it blocks the filters from being able to work until the pool personnel can get to the property and wash the filters. Without the proper circulation, the chlorine levels drop and then an alga begins to form.

It was also noted that the pumps on both pools are too small based on the size of the pools. The pools have a 1 hp motor and they should have 2. The biggest issue however is the filtering system. After researching the situation, the recommendation from management is to replace the cartridge filters with sand filters. This would eliminate the need to replace the cartridges each year that cost about \$700 per pool. If the Board would approve changing out one now, the cartridges that were recently purchased could be saved and used in the other pool until that pool has a new filter installed. Jorge Ortiz moved seconded by Shay Pedersen to replace the cartridge filter for a cost of \$1,271.00 but leave the 1 hp motor in place. If

the system doesn't work quite as well as hoped for, then the Board would entertain the idea of changing out the motor for the larger size. Motion carried unanimously.

The east pool needs to be drained and filled as the water is now holding to many parts of dissolved solids. The Board agreed to allow the pool to be drained and refilled so the chemicals could be balanced.

**Landscape:** Shay Pedersen reported that there was nothing new to report at this time.

**Compliance Committee:** Tricia Hughes reported that thirteen (13) hearings were scheduled. One person was fined, five were closed and extensions were granted for 7.

**Manager's Report:** Management supplied RFP's for all contracted services as requested by Terry Hlivko. Management further stated that certainly the association could find less expensive management, but they would need to compare apples to apples. He further stressed that Mesquite Ranch is a very important client to Lewis Management and the company as well as he certainly does not want to lose them. The other issue that has to be remembered is that the pool service and maintenance along with lighting service are added value that the association will not get from any other management company, and the prices for these services would increase with outside vendors.

## **V. Unfinished Business**

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

Jorge Ortiz reported that there has not been much movement on these items.

### **B. Update on Senita School**

There was no new information to report.

### **C. Painting of pool Fencing and Buildings**

Management presented a proposal from Blue Coyote Painting to paint all the wrought iron at both pools and all the exterior of the pool building for \$3,900 each or \$7,800 total. The other two bidders came in at \$13,240 and \$16,400. Management explained that Blue Coyote is a smaller company with a lot less overhead and advised that they have done excellent work for other associations in the past. Shay Pedersen moved, seconded by Jorge Ortiz to approve the proposal from Blue Coyote Painting.

### **D. Tot Lot Cover**

The Board tabled a decision on the tot lot repairs.

### **E. Mailbox Numbers**

A copy of the letter sent to KB Homes requesting they install addresses on the mailboxes as was required at the time of installation was included in the Board packet. As of the date of the meeting there has been no response from KB.

**VI. New Business:**

**A.** Pool Filtration taken care of during pool report.

**VII. Next Meeting:** The next Board meeting is scheduled for August 17, 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 8:40 P.M.

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