

Mesquite Ranch Homeowners Association

Board of Directors Meeting Minutes

Thursday, July 21, 2005

The Board of Directors Meeting of the Mesquite Ranch Homeowners Association was held on Thursday July 21, 2005 at 7:00 p.m., at Desert Sky Middle School, Room #413, 9850 E. Rankin Loop, Tucson, AZ. Present were Greg Dameron, Shay Pedersen, Terry Hlivko, and Liz Storms. 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 7:07 pm. A quorum was noted for the record.

II. Homeowner Concerns

- ❖ Lot 168 requested that the board review her patio cover installation because the architectural committee did not approve the original plan. The patio cover was installed prior to submittal of plans and the board determined that the color of the structure is what the committee objected to. She offered to paint the structure the same color as the house and the board agreed to allow 30 days for her to complete the painting and waive the fine.
- ❖ Lot 388 requested that the board review a request for a shed. The board stated that it agreed with the Design Review Committee and gave the owner 30 days to remove the shed without the imposition of a fine.
- ❖ Lot 272 informed the board that she was not going to remove the black mats in the driveway because her son's car leaks. The board suggested that she allow her son to park in the garage to avoid having the black mats in the driveway, or have him pick the mats up when he leaves. Both of these ideas the homeowner objected to. The board gave the homeowner 30 days to remove the mats or the fines would stand.
- ❖ Lot 334 stated that he would like to have the bus stop moved as the children are leaving trash on his yard. Greg Dameron responded that he would note this problem in the upcoming newsletter.
- ❖ Lot 525 stated that numerous trees have been blown down and need to be re-staked. The board directed tour department at LMR to check on overgrown trees throughout the property, and if needed send violation notices.
- ❖ Lot 92 expressed concern over the welcome packet not being very friendly.
- ❖ It was noted that the lighting at the front entry is not working again. Management will have it taken care of.
- ❖ The three trashcans located around property are not being emptied in a timely manner. Management will advise the maintenance department.

III. Minutes

- ❖ A motion was made and seconded to approve the minutes of the June 23, 2005 meeting with a correction to the spelling of Christina Royston's name. Motion carried unanimously.

IV. Reports

A. President's Report

Nothing to report at this time.

B. Treasurer's Report

Treasurer Liz Storm's reported that the cash balance for period beginning June 1 was \$50,008.14 in the checking account with \$26,657.27 in the money market. As of June 30, the same accounts were at \$54,596.09 and \$29,378.88. Ms. Storms followed up from last month's meeting regarding the June reserve account deposit not showing on the account. July's statement does include two \$1,350 reserve deposits, one for June and one for July.

C. Committee Reports

DRC: There is still a need for additional people to serve on this committee. The applications that had been submitted for the previous month had all been responded to and letters sent.

Newsletter: Greg Dameron reported that the newsletter is just about finished and he will have it to Lewis Management on Monday of next week in order to get it to the homeowners by Friday July 29, 2005.

Pool: Terry Hlivko reported that the gates were propped open at the pool. The restrooms were found unlocked. At the east pool the spotlight on the roof is broken.

There was discussion about the lack of furniture at both pools. The board appointed Terry to obtain information on new pool furniture to replace the missing furniture.

Terry noted that children are hanging out at the pool area past 10 p.m.

Greg Dameron mentioned that there is an alarm that can be installed on the pool gates that will alert people when the gates are left open. He volunteered to get a price for completion.

Landscape: Shay Pedersen presented a proposal from Northwest Landscape to repair erosion for the cost of \$1000. Liz Storms moved, seconded by Shay Pedersen to approve the repair. Motion carried unanimously.

It was decided that no trees would be removed from the Bilby and Houghton area. However, the association will have the trees trimmed.

Finance: Liz Storms reported that the budget process for 2006 would begin at a meeting being held with the Finance Committee on July 28, 2005.

Compliance Committee: There were 18 hearings scheduled for the month. The committee recommended that the board approve giving several violations additional time to take care of the violations before fining. There were other violations that the committee recommended fines be escalated on since they were repeat offenders. A motion was made and seconded to approve the recommendations of the committee. Motion carried unanimously.

Manager's Report: Management reported that there are still four streets that have not been accepted by the city. Stantec was notified and to date no contact has been returned. The city explained that there was a punch list that was sent to Stantec in 2003 that was never completed. If something is not heard soon from Stantec, management was directed to contact the attorney for legal assistance. Greg Dameron suggested that Bob Kolt also be contacted to see if he could be of assistance.

IV. Unfinished Business

A. Appoint a Board Member to fill Vacancy – There were two candidates interested in the position vacated by Eric Rustand. Since Christina Royston has served on committees and attends all the board meetings, the board unanimously appointed her to fill the vacancy.

V. New Business

A. None

VI. Next Meeting—The next regular Board meeting is scheduled for August 15 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 9:15 P.M.

Respectfully submitted by:

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