

Mesquite Ranch Homeowners Association

Board of Directors Meeting Minutes

Thursday, August 18, 2005

The Board of Directors Meeting of the Mesquite Ranch Homeowners Association was held on Thursday August 18, 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, Liz Storms, Charity Collins, and Jorge Ortiz. 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

- ❖ Carol Louis complimented the board and management for the professional way that items are handled.
- ❖ There was discussion from several homeowners regarding the rules regarding basketball hoops. The concern expressed is that the equipment is very difficult to move and it was felt that they should be allowed to keep the hoops in the driveways as long as the sidewalks were not being blocked. After discussion the board stated that because the CC&R's require an amendment, the association would continue to enforce the item until such time as the CC&R's may be changed.
- ❖ There was a discussion regarding parking enforcement or lack thereof. Homeowners were advised to take digital pictures and forward them to Lewis Management for action. Unfortunately, the site tour department does not tour at night when the majority of parking violations occur.
- ❖ Randy Pierce stated that the Neighborhood Association is working with the police department in getting the parking violations ticketed. There has been evidence in the last few weeks that indeed the police department is ticketing vehicles.
- ❖ Randy Pierce also advised that in October there would be four dumpsters placed throughout the property for homeowners to clean out their garages etc. The association will work with Randy on the acceptable locations for the dumpsters.
- ❖ Lot 519 complained about the wash area channel not being graded properly. The association has already received a proposal on this area and it will be remedied shortly.

III. Minutes

- ❖ Greg Dameron moved, seconded by Jorge Ortiz to approve the minutes of July 21, 2005 with minor corrections. Motion carried unanimously.

IV. Reports

A. **President's Report**

President Dameron reported that he is getting another quote for the pool locks. He further stated that he would fix the warp in the men's room door as promised at last month's meeting.

B. **Treasurer's Report**

Treasurer Liz Storm's reported that the cash balance for period beginning July 1 was \$54,596.09 in the checking account with \$29,387.88 in the money market. As of July 31, the same accounts were at \$69,516.26 and \$29,421.34. Ms. Storms stated that the check for the association's monthly reserve contribution was written on the 31st of July and does not appear as a deposit on July's money market statement. Only the interest of \$33.36 is shown for the month. There should be two \$1,350 reserve deposits shown on the August money market bank statement.

C. **Committee Reports**

DRC: Nothing to report.

Newsletter: Greg Dameron reported that there are two new members on the newsletter committee. He thanked management for the great job done on getting the newsletter out and for the inclusion of the architectural application on the last page. Greg asked that if anyone has articles for the next newsletter to please submit them.

Pool: Terry Hlivko submitted revised pool party requirements that he would like to have sent to all homeowners that are reserving the pool area for private functions. The board will review the document and take action at the next meeting.

Greg Dameron mentioned that a prototype of a lock that sets off an alarm until the pool gate is closed is being developed. He is hopeful that he will have it to show to the board at the September meeting.

Landscape: Shay Pedersen reported that the riprap proposal from Northwest Landscaping would be completed by the end of September. The landscape company has repaired the area that Patio Pools damaged in the common area just west of the east pool. At the end of September the committee plans on having another planting day. Information will be forthcoming.

Finance: Liz Storms reported that the budget process has begun for 2006. The committee is hopeful that they can keep the assessments the same for next year. The committee suggested that the web site be cancelled because it isn't user friendly. Many homeowners have complained about how difficult it is to maneuver the site to get information they are looking for. Randall Pierce of the Neighborhood Association has offered to set up a Mesquite Ranch homeowners' site for around \$200. Charity Collins moved, seconded by Greg Dameron to drop

the web site and put up a Mesquite Ranch site effective October 1, 2005. Motion carried unanimously.

Compliance Committee: There were 12 hearings scheduled for the month. The committee recommended fining 8 that did not show for the hearing and the four that were in attendance were given additional time to take care of the issues.

Manager's Report: Management presented a proposal for lighting maintenance. It was determined that the lights are still being vandalized and the only way they get repaired is when a homeowner reports it to management. To be proactive, management requested that the board contract with the maintenance division to complete weekly inspections so that there is better control over what is happening with the lights. Greg Dameron moved, seconded by Liz Storms to approve the lighting contract with Lewis Management. Motion carried unanimously.

Management reported that Bob Kolt with Diamond Ventures has picked up the grading plan from Lewis Management to deal with issues left unresolved in having four of the streets turned over to the City of Tucson.

V. Unfinished Business

A. CC&R Amendment to Restrict Rentals: Management reported that a total of 411 ballots have been returned with 257 affirmative votes and 152 opposed. With the majority affirmative vote, management will instruct the association attorney to have the amendment recorded as quickly as possible.

VI. New Business

A. Due to the difficulty in getting the Rental Restriction Amendment passed, Greg Dameron suggested that the association explore the possibility of reducing the number of votes required to amend the CC&R's. Management was instructed to have the attorney draft such a document and submit it for approval at the September board meeting.

B. There was discussion regarding the appointment of Christina Roylston to the office of Vice President. While she was appointed to the board to fill the vacancy created by the Vice President's resignation, it doesn't mean that she would necessarily fill the position in the capacity of Vice President. Christina concurred that she had no problem with appointing someone else to the position. A motion was made and seconded to appoint Shay Pedersen Vice President and Christina Roylston to fill a director's position. Motion carried unanimously.

C. The board reviewed a proposal from Lewis Management and Northwest Landscaping for maintaining the trash receptacles located in four different locations outside of the pool area. Liz Storms moved, seconded by Greg Dameron to approve the proposal from Northwest Landscape. Motion carried unanimously.

D. After renewed discussion about moving the meeting location to the pool area, it decided that the association would look at the library located at Golf Links and Harrison. Management will check on the availability and advise the board.

VII. Next Meeting—The next regular Board meeting is scheduled for September 15, 2005 at 7:00 p.m. The location is yet to be determined.

VIII. Adjournment

There being no further business to discuss the meeting was adjourned at 9:06 P.M.

Respectfully submitted by:

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