

# **Mesquite Ranch Homeowners Association**

## **Board of Directors Meeting Minutes**

Thursday, September 15, 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 Willow School Auditorium, 9400 E. Esmond Loop, Tucson, AZ. Present were Greg Dameron, Shay Pedersen, Terry Hlivko, Liz Storms, Charity Collins, Christina Roylston, and Jorge Ortiz. Tom Miller represented Lewis Management Resources, Inc.

Homeowners in Attendance: Randy Pierce, Cheryl Hunziker, Bill & Tricia Hughes, Simon Walmsley, Renee Williams, Roger Montemayor, Justin Keyston, and Dan Troglin.

### **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**

- ❖ The issue of relocating portable basketball hoops on a daily basis when not in use was discussed. Several individuals expressed how difficult it is to move the “portable” hoops.
- ❖ Mr. Walmsley updated the Board on his neighbor’s dog and the fact that the court stated that a fine up to \$1,000 could result for violating laws dealing with dogs.
- ❖ There was a question about the oil stain on Oakbrook that was the result of an accident. Management advised that the association is still working on getting the City of Tucson to take over the maintenance responsibility for the streets. As yet, the punch list has not been completed by Diamond Ventures and therefore they are still responsible for maintenance. The issues that remain are essentially drainage issues and will hopefully be resolved very soon. The Board does not want to spend association money to make the repairs when the City or Diamond Ventures is responsible.
- ❖ There were a couple of complaints about parking, although it was noted that police are taking a more active role in ticketing violators.

### **III. Minutes**

- ❖ Greg Dameron moved, seconded by Charity Collins to approve the minutes of August 18, 2005 as submitted. Motion carried unanimously.

### **IV. Reports**

#### **A. President’s Report**

There was discussion regarding the new signs addressing the no glass policy in the pool area. Management advised that the signs were installed then vandalized within a week of installation and had to be removed. During the discussion of signage it was determined that the “No Soliciting” signs are in need of replacement with something that looks better. The Board reviewed a more expensive sign at a previous meeting

and tabled the matter. Liz Storms moved, seconded by Greg Dameron to purchase 5 new signs for \$85 a piece.

Greg Dameron reported that he had spoken with Calvin Baker of the Vail School District with regard to kids leaving trash around the bus stop. Calvin stated that he would have the bus drivers police the areas when they are picking up the children.

**B. Treasurer's Report**

Treasurer Liz Storms reported that the cash balance for period beginning August 1<sup>st</sup> was \$69,516.26 in the checking account with \$29,421.34 in the money market. It was noted that two reserve deposits were on the September money market statement, so the association is back on track. As of August 31, the same accounts were at \$58,629.34 and \$32,155.98.

**C. Committee Reports**

**DRC:** The committee reviewed 10 submittals for the month. Eight were approved and two required additional information. Lot 302 filed an application to install a pool. The lot backs up Forest Glen and the homeowner would like to access the backyard through the wall. The Board felt that as long as the homeowner is held responsible for any damage to landscape and irrigation and have it put back to the pre-construction condition that that they would allow access.

**Newsletter:** There are 2 articles that have been completed for the newsletter. Greg Dameron requested that Shay Pedersen be the contact for the web site.

**Pool:** Terry Hlivko requested that the Board vote on the revised pool party requirements that he submitted at the previous Board meeting. Greg Dameron moved, seconded by Shay Pedersen to approve the requirements as presented.

**Landscape:** Shay Pedersen reported that many Mesquite trees need to be trimmed and that there are overgrown bushes on some of the sidewalk areas. She further stated that she has requested proposals for adding gravel in several areas through out the property.

**Finance:** Liz Storms reported that it looks like there will not have to be an increase in assessments for 2006. There are some areas that need to be increased such as Publications/Postage. Landscaping will be increased to cover the high cost of gas. Landscape Extras will also be increased due to continued vandalism. Funds for community events have not been given a 2006 budget line item due to current uneasiness about continued vandalism costs, but the committee is hopeful that in future year's budgets will include such funding.

**Compliance Committee:** The committee recommended that there be a moratorium on violations regarding basketball hoops until a survey is completed and the Board makes a decision on whether or not to allow the

hoops to remain in one place as opposed to having to store it out of sight when not being used. Greg Dameron moved, seconded by Liz Storms to approve a survey and have Shay Pedersen write the survey question. Motion carried unanimously.

Design Guideline revisions will be worked on by the Design Review Committee and presented for consideration to the Board at the next meeting.

**Manager's Report:** Management reported on the damages done by the most recent lighting vandalism at the Forest Glen entry. It was reported that damages totaled \$285.45. Management also requested that since the association has the names of the perpetrators, that a fine be levied as well as the repair costs. Charity Collins moved to charge each of the families involved \$285. The motion was seconded and carried unanimously.

**V. Unfinished Business**

- A. CC&R Amendment to Restrict Rentals:** Management requested that the Board President sign the approved amendment. Since the date on the amendment read August, and the document must be notarized, Greg Dameron will stop by LMR to sign an updated version with the September date.
- B.** Greg Dameron signed the lighting contract with LMR that was approved at the August Board Meeting.

**VI. New Business**

- A. 2006 Budget Proposal:** The Board reviewed the proposal as presented by the Finance Committee. Liz Storms advised that the Board will have to vote on the proposed budget at the October Board Meeting as the homeowners need to be notified 30 days in advance of what the budget will be for the year.
- B. CC&R Amendment to Lower Quorum Requirements to Amend the CC&R's:** The Board reviewed the solicitation letter prepared by the association's attorney. The solicitation was difficult to understand and there were questions regarding the total amount needed to amend the CC&R's. Management will take it back to the attorney for re-drafting and forward to the Board for approval prior to sending it out to the homeowners.

**VII. Next Meeting**—The next regular Board meeting is scheduled for October 20<sup>th</sup> at the same location beginning at 7:00 p.m.

**VIII. Adjournment**

There being no further business to discuss the meeting was adjourned at 9:00 P.M.

Respectfully submitted by:

Tom Miller, Lewis Management Resources, Inc.

For Mesquite Ranch Homeowners Association