

**Mesquite Ranch Homeowner Association
 Monthly Board of Directors Meeting
 Date September 20, 2007
 Minutes awaiting approval**

Hearing – 6:45PM- no show fine will be issued

Call Meeting to Order (7:00 pm) Desert Willow Elementary School Rm. 904

Roll call

Directors present

Director's Absent

Terry Hlivko
 Della Ellis
 Shay Pedersen

Renee Williams

Tricia Hughes

Management Representatives
 Bill Maguire / Mike Conroy

Quorum – A quorum was present to conduct an official meeting.

Homeowner Comments (3 minutes per home owner)

Yard sale will be Sept 29 between 8AM to 3:00PM

Agenda needs to be on website 2 weeks before meeting Della Ellis motioned to do this seconded by Tricia Hughes and approved by all

Water trucks coming into association for Vail school construction.

E-mails being sent to but with no identification and letters being sent to members under the guise of coming from ADAM,LLC when they are not

Approval of Board Meeting of August 16, 2007- second page missing tabled.

Treasurer's Report:

Treasurers' Report	August	Y-T-D
Total Income	8,543.46	180,877.46
Total Expense	13,967.48	156,225.64
Difference	-8,325.44	24,651.82
Account Balances:		
US Bank Checking	29,194.54	
US Bank Saving	20,275.43	
Ed Jones MM	5,931.13	
CD Ed Jones 11/14/07	20,000	
CD Ed Jones 5/23/07	20,000	
CD Ed Jones 8/13/07	20,000	
Delinquent Fees	29,498.54	
Current	-447.54	
Over 30 Days	2,315.50	

Over 60 Days	11,228.93	
Over 90 Days	16,401.65	

Tricia Hughes motioned to approve the Treasurer's report seconded by Terry Hlivko and approved by all

Committee Report

Landscape – New tree planting

Along Houghton trail \$1292

KB section \$972

Lennar/US section \$1013

Meitage section \$1460

US homes section \$3041

Della Ellis motioned to go ahead with the landscaping proposal Shay Pedersen seconded and approved by all

Drainage pipe installed without approval- will request a refund

Pool- can get supplies from Leslie Pools at \$65.00 and if over \$200 free delivery- now paying \$104.00

New pool furniture missing one chair.

East pool water level needs to be a higher level.

Financial –2008 budget see attached Tricia Hughes motioned to approved seconded by Terry Hlivko and approved by all

Website present \$400 per year plus \$20.00 per e-mail vs ADAM \$600 flat ADAM will link to present site on their at no cost but wont be able to pay by credit card- need to determine for budget purposes.-budgeted for worse case

Increase in dues for 2008 is \$1.00 per month and \$3.00 in capital funding.

Newsletter- will be ready the last week in September- add reminder of voice broadcasting. need tel. numbers

DRC- next meeting Oct 15

Manager-

Drainage in common areas with standing water / mosquito etc. still working with Hydrologist and city

Signs are in works tried dept of corrections but not to successful should have up shortly, trespassing, basketball and pet signs. Suggestion to use decal? – go with heavy metal and use two poles in concrete.

Problem facing community- with foreclosures becoming a new issue we are faced with vacant homes and lack of maintenance. In the past the bank/mortgage company would take over. Now when the mortgage go back to say First Magnus they are in bankruptcy and it go into receivership which could take 2 plus years to straighten out in the mean time the home goes without maintenance and members complain why is the association not doing something about it.

Mystery e-mailer has been requested for address in Mesquite ranch _complaining about yards with no problems

Will get bids on costs to clean yards and bill owner.

Received letter that appears to have come from ADAM,LLC but was not sent by ADAMLLC going to members?

Old business-

Member with structure in yard (Ramada next to home)- need new photo for attorney

Bid for sealing pool parking areas \$1275 decided to wait until after swimming season to go forward. Second bid From Bates at \$1375- Della Ellis motioned to have Bates do lots at end of October seconded by Terry Hlivko and approved by all

New Business

New HOA rules from AZ Legislatures

Rollbacks in how much control homeowner associations have over what goes on in their neighborhoods are among hundreds of new laws adopted by the Legislature that take effect Wednesday.

Perhaps the most sweeping of the changes affecting HOAs is they can't keep kids from playing in the street.

A law the Legislature adopted this spring says associations cannot have rules banning children who live in the community from being in the street.

The law also permits residents to put temporary signs in the middle of private streets controlled by homeowner associations warning motorists that there are children at play.

Lobbyist Mike Williams pushed the bill because of rules enforced by his own homeowners association.

Many developments have no sidewalks, meaning children will ride their bikes and play in the streets, Williams said. There is no reason to take away their ability to play near their own homes and to restrict the ability of the parents to try to get cars to slow down, he said.

That doesn't mean any parent with a marker and a piece of cardboard can put up a sign.

The law says the signs must be "professionally manufactured or produced," no taller than 3 feet, can be displayed only in residential areas and have to be removed within an hour after the youngsters are no longer in the street.

Another new law is designed to end efforts by some HOAs to restrict the use of solar-energy devices.

State law already allows solar devices, ranging from tubes and tanks that heat water to photovoltaic cells that generate electricity.

But lawmakers have heard complaints that some HOA size and placement rules make solar use all but impossible.

This new law does let associations adopt "reasonable rules" about where solar devices can go. But it says these rules are invalid if they effectively bar installation or make a solar unit less efficient or more costly.

Another new law says homeowners can, put up "for sale" signs on their own property.

The signs cannot exceed 18 by 24 inches and must be on the person's property, which, in the case of a condominium where the outside is a common area, could limit it to the window.

PARKING- send info to new member on parking of their pickup truck in visitor parking

Adjournment

At 8:25 PM Terry Hlivko motioned to adjoin seconded by Della Ellis and approved by all.

Next meeting

Oct. 18, 2007 at 7:00PM in the Desert Willow School. RM. 904