

Mesquite Ranch Homeowners Association
Board of Directors Meeting Minutes
Thursday, September 21, 2006

The Board of Directors Meeting of the Mesquite Ranch Homeowners Association was held on Thursday, September 21, 2006 at 7:00 p.m., at Desert Willow School Auditorium, Tucson, AZ. Present were Terry Hlivko, Della Ellis, Shay Pedersen, Renee Williams, Tricia Hughes. Tom Miller represented Lewis Management Resources, Inc.

Absent were: Christina Royston and Jorge Ortiz.

I. Call to Order

President Terry Hlivko called the meeting to order at 7:00 pm. A quorum was noted for the record.

II. Homeowner Concerns

- ❖ The owners of Lots 203 and 229 were in attendance to make a plea to the Board for a wrought iron fence they would like to install at their expense between the two lots to prevent people from cutting across their yards to get to the desert common area behind.
- ❖ At the previous Board meeting this issue was reviewed and the attorney for the association didn't feel that the fence could be in place to prohibit access to the common area. After reviewing the plat map again, management suggested that the issue be taken back to the attorney since it was learned that there are other access routes to the common area besides across this area. The Board agreed to take the issue back to the attorney for a legal opinion before taking further action.

III. Minutes

- ❖ Shay Pedersen moved, seconded by Della Ellis to approve the minutes of August 17, 2006 as amended. Motion carried unanimously.

IV. Reports

A. President's Report

President Hlivko reported that he had received all the bids for the companies that were bidding on contract services. He would provide each Board member with copies of the bids for their review.

B. Treasurer's Report

Della Ellis reported on the financial condition as of August 31, 2006. Cash balance in the operating account at the beginning of the period for 08/01/06 through 08/31/06 was \$63,685.46. The money market account had a beginning balance of \$8,740.01. At the end of August, the operating account had a balance of \$47,730.96 and the money market account had a balance of \$10,102.58. As of August 31st, the 3 Edward Jones CD's total \$60,000.00. One CD in the amount of \$20,000 matured on August 10, 2006 with interest totaling \$237.50.

After some discussion with regard to the interest being earned on the CD and what should be done with the earnings, Della Ellis moved, seconded by Terry Hlivko to open a money market account with Edward Jones by taking \$2,500 out of the operating account in order to maintain a balance in the account to eliminate service charges. Each time a CD matures, the interest would be moved to the money market account thereby compounding the interest Motion carried unanimously.

C. **Committee Reports**

DRC: Due to the absence of Jorge Ortiz, there was no report.

Newsletter: Renee Williams advised that the survey that was included in the Newsletter arrived later than planned because the post office was putting all mail on the back burner with the exception of election materials that had to be delivered in time for the election. Consequently, the dead line for the survey was extended for two weeks.

Renee requested that the newsletter be forwarded to Randy Pierce for inclusion on the web site. Management will take care of this.

Pool: Terry Hlivko reported that the fill valves have been locked so that vandals should not be able to continue to destroy the valves. The painting at the pool area has been completed and the contractor did a nice job.

Terry requested the area below the tile on the pool be cleaned better as it appeared there was some problem at this area.

There was discussion regarding having volunteer homeowners certified to take readings on the pools so that the Association could be in compliance with the two reading per day requirement. As long as the pool service made the adjustments to the chemicals there did not seem to be a reason not to proceed.

Landscape: Shay Pedersen did not have much to report since the landscape company was still playing catch up from the monsoon season.

Compliance Committee: Tricia Hughes reported there were five hearings for the month.

Manager's Report: Management reported that the pool service has been measuring the flow at the west pool with a flow meter, and since Lewis Management installed the 2 hp motor, the flow is now to the point where the entire pool is being cycled within the 8-hour requirement from the County Health Department. The east pool however is taking 2 – 2 1/2 days to complete the filtering process. Della Ellis suggested that in lieu of the recently purchased filter material for both the east and west pool that the Association defer installing a sand filter in the east pool until April, but go ahead with installing a 2 hp motor now. Terry Hlivko move, seconded by

Shay Pedersen to pursue this course of action. Motion carried unanimously.

V. Unfinished Business

A. Tot Lot Cover

There was voiced concern over the expense of changing out the material tot lot covers with new ones, only to have vandals cut them again. Terry Hlivko volunteered to talk to someone with the school district to get information on the metal covering used through out the Vail School District. The replacement of the Volley Ball net has been completed twice in the last couple of years and third replacement was tabled at this time.

VI. New Business:

A. 2007 Budget

The Finance Committee distributed the proposed 2007 Budget for Board review. Della stated that she would like to have the Board study and review the budget over the next month and be prepared to approve it at the October Board meeting. She further announced that there is no need for an increase in the assessment.

Della further moved, seconded by Shay Pedersen to cap off the Legal Reserve at the end of 2006 and use the additional funds in the general reserve. Motion carried unanimously.

Della advised the Board since the Association is assessing for the annual Hydrology Report, the Board act and have the report completed. Della Ellis moved, seconded by Shay Pederson to pursue this course of action. Motion carried unanimously.

The Board elected to wait until the pool season in the spring to purchase new pool furniture.

VII. Next Meeting: The next Board meeting is scheduled for October 19, 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 8:18 P.M.

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