

Mesquite Ranch Homeowners Association
Board of Directors Meeting Minutes
Thursday, October 19, 2006

The Board of Directors Meeting of the Mesquite Ranch Homeowners Association was held on Thursday, October 19, 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

Resident Keith Miller reiterated a concern that there appears to be a water leak under the recently replanted No Soliciting sign on Poorman at Courtland.

III. Minutes

- ❖ Della Ellis moved, seconded by Shay Pedersen to approve the minutes of September 21, 2006 as submitted. Motion carried unanimously.

IV. Reports

A. President's Report

President Hlivko reported that three youths had been arrested for vandalism at the east and west pools thanks to the diligence of homeowners. There was approximately \$2,000 worth of damages during this incident. The homeowners involved in reporting the vandalism to the police were awarded \$250.

Treasurer's Report

Della Ellis reported on the financial condition of the Association as of September 30, 2006. Cash balance in the operating account at the beginning of the period was \$47,730.96 ending balance \$47,451.42. The money market account had a beginning balance of \$10,102.58 and an ending balance of \$8,904.59. As of September 30th, the Mesquite Ranch HOA has Edward Jones CD's with a total value of \$60,000 and cash in the amount of \$225.29 per a phone call with Peter Larsen at Edward Jones. Last month it was reported that cash of \$237.50 from a maturing CD was earned. Della has requested that Peter check into the discrepancy and report back to the Board for next months meeting. The Association also has a new money market account with Edward Jones that will allow for any CD's maturing to have the interest deposited in to the money market allowing for compound interest.

C. Committee Reports

DRC: It was announced that Jorge Ortiz has resigned from both the Board and the DRC Committee. Terry Hlivko moved seconded by Shay Pedersen to accept his resignation. Motion carried unanimously. Tricia Hughes volunteered to fill the spot as chair for the committee and was unanimously confirmed by the Board. The vacancy on the Board will be filled at a later time.

Newsletter: Renee Williams advised that a new edition is underway and should be ready soon. She is also going to post the Newsletter at the pool on the bulletin boards as well as on the web site.

Pool: Terry Hlivko reported that algae is beginning to form on the east pool. He requested that extra chemicals be used to get it under control since people are not using the pool at this time. He also reported that a light in the Ramada at the east pool is hanging by a wire.

Landscape: Shay Pedersen reported that over seeding has been completed in the turf areas.

Compliance Committee: Tricia Hughes reported there were numerous hearings for the month and most were fined. There was also a discussion regarding the Yates residence and the Board elected to invite her to the November 30th meeting and give her one last chance for her appeal.

V. Unfinished Business

A. Contracts

Before the Budget for 2007 could be approved the Board had to make decisions on the contracts that were up for renewal. Management suggested that the Board go into Executive Session and homeowners and management would remain outside the building until the Board could make the decisions on the contract negotiations. The Board agreed and adjourned at 7:35 and resumed the regular meeting at 7:45 with the decision to terminate Lewis Management Resources, Inc. for both management services and pool maintenance, and contract with ADAM LLC, for management, Jet Janitorial maintenance services and E-Konomy Pool Service for the pool maintenance. All contracts will be effective December 1, 2006.

B. 2007 Budget

The final figures on the Budget had been adjusted prior to the meeting with the new contract figures, so it was just a matter of final approval being voted on. Della Ellis moved, seconded by Terry Hlivko to approve the 2007 Budget as provided by the Finance Committee. Motion carried unanimously

C. Hydrology Report

Check on whether a hydrology report needs to be done or has been done.

VII. Next Meeting: Due to a scheduling conflict with the school, the next Board meeting is scheduled for November 30, 2006 beginning at 7:00 p.m. at the Desert Willow School.

VIII. Adjournment: There being no further business to discuss the meeting was adjourned at 7:55 P.M.

Respectfully submitted by:

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