

Mesquite Ranch Homeowners Association
Board of Directors Meeting Minutes
Thursday, October 20, 2005

The Board of Directors Meeting of the Mesquite Ranch Homeowners Association was held on Thursday October 20, 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, Tricia Hughes, and Christina Roylston . Tom Miller represented Lewis Management Resources, Inc.

Homeowners in Attendance: Randy Pierce, Cheryl Hunziker, Bill Hughes, and Justin Keyston.

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

- ❖ A comment was made that when a homeowner had called Lewis Management to resolve an accounting issue, no one ever called him back after leaving a message on voice mail. Management will check in to this.

III. Minutes

- ❖ Liz Storms moved, seconded by Christina Roylston to approve the minutes of September 15, 2005 as submitted. Motion carried unanimously.

IV. Reports

A. President's Report

Greg Dameron reported that over the past week there were some concerns voiced about vendors not completing job functions in a timely manner. He further stated that Terry Hlivko had suggested a "work in progress" report so that everyone is made aware of what the vendors such as Lewis Management and Northwest Landscaping are doing or not doing as the case may be. It was noted that even if an item cannot be completed right away, the homeowners that call making a request should be called back and advised that the item is being worked on.

Management suggested that an action list be sent to the Board that is completed by management following each meeting. All Board Members agreed this was a good idea.

Treasurer Liz Storms reported that the cash balance for period beginning September 1st was \$58,692.34 in the checking account with \$32,155.98 in the money market. Ending balances for the same accounts were \$60,782.62 and \$32,191.41. It was noted that a check for the Association's monthly reserve deposit does not appear as a deposit on September's money market statement. (Only the interest \$35.43 is shown for the month.) There should be two \$1,350 reserve deposits shown on the October money market bank statement.

Liz informed the other Board members that she had met with Accounting and was informed that the water company should rebate water late fees as the invoices are completed and returned in a time. In lieu of this practice, Liz Storms moved, seconded by Terry Hlivko to use auto debit for the payment Reserve Transfers. Motion carried unanimously. Lewis Management also agreed that LMR would reimburse for water late fees in the event that the water company refused.

Liz Storms moved, seconded by Shay Pedersen to approve the financial statement as submitted. Motion carried unanimously.

B. Committee Reports

DRC: The committee is working on rewording some of the design guidelines. The major one at this time deals the rules regarding the use and approval of Basket Ball Hoops. The actual approved document will be decided at the next Board meeting,

The DRC would also like to look at removing the set back requirements for the installation of sheds. This would allow for the placement of the structure right up against the wall. The structure could still not exceed that height of the wall, and neighbor approval would have to be obtained. Additionally, the structure could not be seen from the neighboring wall.

Another item the committee is looking at is to allow play structures to be larger than 8 feet based on the fact that there are very few companies that construct them lower than 12 feet. Liz Storms moved with the second coming from Terry Hlikvo to approve the change.

Newsletter: Greg Dameron reported that the Newsletter has not yet been completed. He is hopeful it will be completed by the seconded week in November.

Pool: Terry Hlivko requested a key for the lighting timer at the pool so that he could make adjustments in the lighting schedule as the days become shorter. There was also discussion of purchasing a new pool skimmer but it was determined that they children would just destroy them and it would become a constant maintenance issue.

Landscape: Shay Pedersen reported that flags have been installed where neighborhood volunteers will plant the new plants. The plants will be planted on Oct 29 at 9 a.m. 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 work has been completed on the budget and if the Board approved the proposed budget there would be no need for an increase in assessments for this coming year. It was noted that Management Fees remain the same; Landscape and Gas prices are showing a small increase. With the budget proposed by the Finance Committee there would be no need to increase the assessments for 2006.

Liz Storms moved, seconded by Terry Hlivko to adopt the budget as prepared by the Mesquite Ranch Finance Committee. Motion carried unanimously.

Board of Directors Replacement

Christina Roylston moved, seconded by Greg Dameron to appoint Tricia Hughes to fill the vacancy created by the resignation of Charity Collins. Motion carried unanimously.

Compliance Committee: Christina Roylston noted that there have been some children digging in the desert area behind lot 182. It was suggested that she call the TPD when such activities are observed.

There were several fines recommended by the committee for violations that remain out of compliance. Management will make sure the letters go out.

Design Guideline revisions continue to 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 survey regarding basketball hoops. It was noted that 50 ballots were returned with 20 respondents in favor of leaving the basketball hoops in place and 30 respondents opposed. After much discussion Greg Dameron agreed to draft a new Basketball Hoop guideline for the next meeting.

V. Unfinished Business

A. Pool Policy: Precipitated by a large church group using the common area and swimming pool area for a meeting in which the entire occupancy of Mesquite Ranch was invited, Terry Hlivko volunteered to write a new policy for people wanting to reserve the pool area.

VI. New Business: Signs Throughout the Property: The Board requested that management instruct maintenance to take down any sign within the property that is not a commercial signs such as lost pets, Garage Sales etc. Anything that is not a professional sign with the permission of the Board will be removed.

VII. Next Meeting—The next regular Board meeting is scheduled for November 17th at the same Desert Sky Middle School 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