

**Mesquite Ranch Homeowners Association**

**Board of Directors Meeting Minutes**

Thursday, November 17, 2005

The Board of Directors Meeting of the Mesquite Ranch Homeowners Association was held on Thursday November 17, 2005 at 7:00 p.m., at Desert Sky Middle School Auditorium, Tucson, AZ. Present were Greg Dameron, Shay Pedersen, Terry Hlivko, Liz Storms, Tricia Hughes, Jorge Ortiz and Christina Royston. Tom Miller represented Lewis Management Resources, Inc.

Homeowners in Attendance: Randy Pierce, Cheryl Hunziker, Bill Hughes, Dwight Gano, and Renee Williams.

**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**

- ❖ Randall Pierce thanked the Board for the great job they are doing.

**III. Minutes**

- ❖ Greg Dameron moved, seconded by Liz Storms to approve the minutes of October 20, 2005 with changes to the Treasurers report. Motion carried unanimously.

**IV. Reports**

**A. President's Report**

Greg Dameron reported that a lighting issue had not been resolved on Malta. He further requested that the concrete benches in the same area that get knocked over by vandals be moved to the tot lot. Management informed the Board that an attempt was made to move them, but due to a shortage of manpower, they could not be removed. Management has contacted Northwest to request assistance with moving them.

- B.** Treasurer Liz Storms reported that the cash balance in the checking account for the period beginning October 1<sup>st</sup> was \$60,782.62. The money market balance was \$32,191.41. Ending balances for the same accounts were \$71,417.09 and \$33,578.81. It was noted that interest of \$37.40 is shown for the month, along with a deposit of \$1,350. From January through October, the equivalent of only 8 deposits of \$1,350 are shown in the money market account bank statements. The number of deposits still running behind.

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

**C. Committee Reports**

**DRC:** Jorge Ortiz has taken over as the chair for the committee. He reported that they met last week and reviewed 4 submittals and approved

three of those. The remaining submittal had some questionable items that the committee wanted to review prior to approving.

**Newsletter:** Greg Dameron reported that the Newsletter should be completed in the upcoming week and sent to LMRI for distribution. He further stated that perhaps there was time to get another newsletter completed by the end of the year.

**Pool:** Terry Hlivko presented a draft of new pool and park regulations requesting Board approval. After some discussion, Greg Dameron moved, seconded by Terry Hlivko to approve the document as follows.

1. Mesquite Ranch Homeowner's Association Events will have priority.
2. Private parties for homeowners only, no outside organizational gatherings without prior Board approval.
3. A party of six (6) or more adults/children must request a reservation through Lewis Management five (5) days prior to the party and include a \$100 deposit check. Check will be returned after damage inspection of area is completed subsequent to party.
4. Reservations are on a first come, first serve basis.
5. Only one party per pool per area permitted at any time.
6. Party reservations do not exclude other homeowners from using pool areas.
7. Homeowner reserving pool area is responsible for any damage and must insure that all guests adhere to the Pool Rules at all times.
8. Pool gates must remain locked throughout the party in compliance with Tucson City Swimming Pool Code.
9. Homeowner is responsible to bag & remove all their trash when party ends.
10. Use of pool area trash receptacles for party trash is not permitted.
11. Pool safety equipment is to be used for rescue only; they are not to be used as pool toys during the party.
12. **Glass containers are prohibited inside the fenced pool area at all times.**
13. Alcoholic beverages are not permitted at any parties.
14. Loud music, bands, disc jockeys, boom boxes are not allowed.
15. Use of pool area electrical connections are not permitted at any time.
16. No pets allowed in pool area.
17. All pool furniture must be returned to the original arrangement.
18. Both restroom doors must be locked before leaving the pool area at end of party.
19. Lewis Management will provide certificate of reservation & homeowner is responsible to post this notice at the pool 24 hours prior to the party.
20. All rules in the CC&R's of the Mesquite Ranch Homeowners Association, as well as, Swimming Pool & Park Area Party Regulations will be adhered to at all times during the party.
21. Host & guests must park their vehicles in designated areas only. Once pool parking lot is full, additional parking is available in cutouts only, not in "No Park Zones".

22. Any Parking Citations issued by Tucson Police Department during the party will be the complete responsibility of the vehicle owner.
23. There is “**NO LIFEGUARD ON DUTY**”; homeowner will be completely responsible for the safety of all their party guests.

**Landscape:** Shay Pedersen reported that Liz Storms, Greg Dameron and she planted 96 plants. Shay further reported that Northwest has hired another supervisor, so they will have one on the east side and one on the west side of town. This will allow Jim Miller to be on property 3 days a week.

It was also noted that the reported water problems on Malta and Oak Brook had been taken care of.

**Compliance Committee:** Christina Royston noted Inspector Bob that was approved at the last meeting would attend the December meeting to get guidelines from the Board with regard to DRC inspections.

Christina moved seconded by Liz Storms to impose a daily fine of \$5 per day on the Hill residence until such time as they paint and stucco the wall that was raised on their lot.

There was also question as to where Lot 299 is with regard to the redwood stained structure in the back yard. Management will follow-up on this item.

The Compliance Committee recommended several fines for individual homes that remain out of compliance and did not attend the hearing. Management will make sure the letters go out.

Christina reported on a home that is still out of compliance with regard to an above ground pool. There were many safety issues noted such as a lock not installed on the gate, and a ladder that remains in the pool at all times. The home has been reported to the City of Tucson for code violations. Christina will continue to monitor.

**Manager’s Report:** Management reported that the third Thursday of December would not be available for a meeting as both schools are booked. There was discussion of alternative dates. The Board elected to conduct the meeting on December 6, 2005 with the understanding that there would not be any hearings prior to the meeting due to time constraints.

## V. Unfinished Business

- A. **Basket Ball Hoops:** Liz Storms moved, seconded by Greg Dameron to table a decision on the Basketball Hoops until the next meeting. Motion carried unanimously.
- B. **Amendment to Reduce Quorum Requirements:** Management reported that the returns on the ballot to date are 63 opposed and 53 in favor.

**C. Street Turnover:** Management reported that there has been nothing reported by Diamond Ventures. It was noted that some work was being done in the neighborhood, and hopefully it will bring the areas into compliance with the City's requirements for acceptance.

**VI. New Business:**

**A.** Liz Storms requested that the Action List provided by Management also include the completed date

**VII. Next Meeting:** The next regular Board meeting is scheduled for December 6, 2005 at Desert Willow School at 7:00 p.m.

**VIII. Adjournment**

There being no further business to discuss the meeting was adjourned at 8:20 P.M.

Respectfully submitted by:

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