

Mesquite Ranch Homeowners Association

Board of Directors Meeting Minutes

Tuesday, December 6, 2005

The Board of Directors Meeting of the Mesquite Ranch Homeowners Association was held on Tuesday, December 6, 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, 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

- ❖ There was a question regarding when the basketball hoop issue will be resolved. President Dameron responded that it is on the agenda for tonight's meeting and will be dealt with.
- ❖ Discussion regarding erosion on the wash area along Avalon behind lot 426. Jorge Ortiz agreed to look at the area and report back to the Board.
- ❖ It was noted that the wrong size bags have been placed in the dog stations. Management will follow up with the maintenance department and get it resolved.
- ❖ There was a recommendation that the grass areas at the pools be removed to save money on irrigation. The Board thanked the homeowner for the input.

III. Minutes

- ❖ Liz Storms moved, seconded by Terry Hlivko to approve the minutes of November 17, 2005 as submitted. Motion carried unanimously.

IV. Reports

A. President's Report

Greg Dameron redrafted Section 3.3 (c) of the Design Guidelines involving the use and placement of basketball hoops. After much discussion the changes were voted on and approved unanimously. Management will forward copies of the revised document to the homeowners.

B. Treasurer's Report

Due to the meeting being moved to the early part of the month, the November financial statement was not ready for review at this time Liz Storms will review the document later in the month and report to the Board at the next meeting.

C. Committee Reports

DRC: Jorge Ortiz reported that three submittals have been received and the committee is in the process of reviewing them.

Newsletter:

Due to the early December meeting the Newsletter has not yet been completed, but should be done by the end of next week.

Pool: Management asked the Board if a homeowner could have a jumping castle for an upcoming birthday party scheduled at the pool area? The Board agreed that it is permissible as long as proper insurance from the vendor is in place. Terry Hlivko presented an additional draft of new pool and park regulations requesting Board approval. Terry moved, seconded by Greg Dameron to approve the document with the revised change. Motion carried unanimously.

Landscape: Shay Pedersen reported that the landscaper is replacing the Hopseed plants that have died.

Compliance Committee: Christina Royston discussed the problem with the over watering a lot that could be undermining the wall between two properties. Management reported that due to the December meeting being moved to earlier in the month, there was not enough time to send out hearing notices for December, so the violator would be invited to the January hearings.

Christina requested that management set up an inspection of the property so that she would be able to ride along with the inspector to determine if there are items that are being missed, or items that need to be added to the inspection.

Christina moved, seconded by Liz Storms to increase the fines on 10577 E. Marquette and 6430 Wheaton. Motion carried unanimously.

V. Unfinished Business

A. Basket Ball Hoops: Item was completed during the President's report.

B. Amendment to Reduce Quorum Requirements: Management reported that the returns are still running low on the quorum reduction amendment. Greg Dameron will write a letter regarding the amendment and it will be sent to the homeowners that have not yet returned a ballot.

C. Street Turnover: Management reported that Diamond Ventures hopes to have all of the work completed by the individual builders so the City of Tucson will accept responsibility for the streets by the end of the year.

VI. New Business:

A. None

VII. Next Meeting: The next regular Board meeting is scheduled for January 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 8:25P.M.

Respectfully submitted by:

Tom Miller, Lewis Management Resources, Inc.

For Mesquite Ranch Homeowners Association