

**Mesquite Ranch Homeowner Association
 Monthly Board of Directors Meeting
 National Self Storage
 April 21, 2011
 Approved Minutes**

Hearing-NONE confirmed

The meeting was called to order at 6:50 p.m.

Roll call

Directors present

Lourdes Ross

Larry Smith

Maureen Gwilliam

Dennis Davila

Director's Absent

Shay Pedersen

Renee Williams

Management Representatives

Mike Connoy for Cathy Meek

A quorum was met

Homeowner Comments-Paula Hughes regarding her rental request and Eddie Madigan regarding the pool access from the common area off of Bilby for Lot 185.

Dennis motioned to approve the March 10, 2011 Board Meeting minutes, seconded by Maureen and approved by all.

Treasurer's Report:

Treasurers' Report	March	Y-T-D
Total Income	19,382.06	64,352.69
Total Expense	19,206.02	55,527.10
Difference	176.04	8,825.59
Account Balances:		
Alliance -Operating	81,001.03	
Alliance -Reserve	59,456.60	
Alliance CD 8/20/11	20,133.97	
Alliance CD 7/27/11	20,095.32	
Alliance CD 12/21/11	20,000.00	
Alliance CD 12/21/11	20,000.00	
Delinquent Fees		
Current	18.00	
Over 30 Days	783.00	
Over 60 Days	5,655.61	
Over 90 Days	23,914.41	

Dennis motioned to approve the Treasurer's report for March seconded by Maureen and approved by all.

Committee Reports

Landscape –the board received the report from Northwest Landscaping regarding the loss of trees due to the hard freeze. We will schedule a walk thru to look at the damage and at the next meeting discuss the removal of 54 trees and possible replacements.

Pool-E- konomy pool will be back to 3x a week service so there will be an increase on the invoice. Also, there were some items that need taken care of during the last inspection and they will be taken care of that. (loose ladders etc.)

Financial – no report

Newsletter- deadline June 15; mailing first week of July. I am hoping that one of our new Board members will take over this committee after the annual meeting. I will plan on handling the next newsletter with hopes of turning it over for the new chairperson to work on the Fall 2011 Newsletter.

DRC- Two screen door requests and one removal of the Acacia Tree in front yard. All approved.

Acacia Trees: We will most likely see lots of requests and/or people just removing these over the next few weeks/months due to the hard freeze. These will be approved for removal upon request. Planting of new trees will need to be submitted for approval.

Wall Painting: As of today; out of a total of walls nearly 60% of them have been completed by Five Star Painting. 116 are complete; 85 outstanding; 1 contracted with Five Star for the second painting run Five Star has delivered door to door only to those with stucco walls their flyer announcing a second run. At this point, no changes to color or any other argument about responsibility will be discussed with a majority of completion already done.

Compliance- no report

Social-no report

Website-no report

Environmental Advisory Committee-no report

Nomination Committee-Dennis and Renee have volunteered on Tuesday, April 6 from 9- p.m. to assemble and prepare the annual meeting notice and ballots. You are welcome to join us if anyone else has time to donate during that time period.

Manager report- I have been on the property several times during the last month. Fielded a lot of homeowner calls. The walls are still being painted by Five Star Painting. There have been a couple of homes that are selling and more rental requests are to be presented to the board. Pool reservations have started coming in for the warmer weather. A 7ft post will be replaced for the dog pickup sign at the east pool and a new sign (s) for the bathrooms will also be installed. The annual meeting packets will be mailed out to the homeowners next week. The weeds are beginning to get out of hand with some homes and it will be time for a lot of hearings for the next meeting or the possibility of scheduling hearings during the month of May at National Self Storage one evening.

Old business-

Pool Phones-the pool phones were installed April 22 at 9:30 a.m.

Oakbrook Park-follow up on two palm trees

New Business-

Rental Requests

10413 E. Avalon Park St. -tabled for more information

10393 E. Marquette St.-A motion was made by Dennis, seconded by Maureen to approve the owner to rent the home for one year and hire a management company to care for the home. Approved by all.

10371 E. Haymarket St.-A motion was made by Maureen, seconded by Dennis to approve the owner to the home for one year and hire a management company to take care of the home. Approved by all.

6202 S. Wheaton Dr.- tabled for more information.

Next Meeting- Annual Meeting at Senita Valley Elementary school May 19 at 6:30 p.m.

At 7:50 p.m. a motion to adjourn the meeting was made by Dennis.

Executive Session after the regular meeting if necessary