

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

**Hearing-1 confirmed @ 6:15 p.m. Lot 349** had been called to a hearing regarding the drainage in their backyard. A motion was made by Larry, seconded by Dennis that these homeowners have done everything possible and done the necessary work on their property, approved.

**The meeting was called to order at 6:30 p.m.**

**Roll call**

Directors present

Michael Meyer  
 Shay Pedersen  
 Larry Smith  
 Renee Williams  
 Sue Fry  
 Dennis Davila

Director's Absent

Management Representative Cathy Meek

**A quorum was met.**

**Homeowner Comments**

**Sue motioned to approve the June 16, 2011 Board Meeting minutes, seconded by Dennis and approved by all.**

**Treasurer's Report:**

Treasurers' Report	June	Y-T-D
Total Income	15,792.53	123,205.92
Total Expense	18,913.45	111,580.86
Difference	-3,120.92	11,625.06
Account Balances:		
Alliance -Operating	83,475.20	
Alliance -Reserve	65,123.13	
Alliance CD 8/20/11	20,192.39	
Alliance CD 7/27/11	20,153.63	
Alliance CD 12/21/11	20,058.02	
Alliance CD 12/21/11	20,058.02	
Delinquent Fees		
Current		247.00
Over 30 Days		236.00
Over 60 Days		850.00
Over 90 Days		30,773.44

**Dennis motioned to approve the Treasurer's report for June seconded by Larry and approved by all.**

**Committee Reports**

**Landscaping** –Northwest landscaping has begun to remove the trees in the common area *the trees in the west pool area are removed and a lot of other areas. The big trees are removed and now they will start grinding. There are some big trees that they are waiting on to see if they come back or not. If they are not removed there will be a reduction of \$1000-1500. The volleyball area the trees are completely cleared. The timer at the west pool had shorted during a storm, causing the watering time to be 10 minutes instead of 40 minutes. It has been taken care of as of today. The basketball area park has been looking very bad; they are working on getting it to green back up.*

**Pool-** E konomy pool service was changed to 5 days a week due to the high usage and problems with the pool. *The overflow valve at the west pool is not working, there is work order to get this taken care of along with the east pool underwater light that is pulled out, again.*

**Financial –**

**Newsletter-** schedule for October to mail out.

**DRC-**

**Compliance**

**Social**

**Website-**

**Environmental Advisory Committee**

**Manager report-**I have been on the property multiple times during the last month. There have been several instances where common area has been hit with graffiti. This has been taken care of quickly by Della. The west pool prior to the July 4<sup>th</sup> weekend had a pump fail and the pool went green. That pool was closed for nearly a week before it could be reopened. Some homeowners are calling to inform me their walls have been painted and asking for the home colors as well. There have been a lot of complaints regarding the janitorial at both pools. It was decided by Larry to go thru all contracts with Mesquite Ranch HOA starting with the janitorial contract. We will be looking at proposals given by other companies at this meeting. The west men's bathroom has the bathroom panel that is damaged. I am looking at having someone try to fix this or see if we need to replace the entire panel and may have pricing at the meeting. Signs are ordered and likely installed by the meeting date. We did have a very high water meter bill on the last billing cycle. I contacted Jim and he said it was likely due to heavy watering of the parks that the grass was doing poorly. *The east pool ramada roofing has broken cement and tiles and likely the west ramada does as well I will be getting someone out to take a look at these. The estimated pricing I was given by Allied Building Supply for the bathroom panel is 45 ½" –\$138, 51 ½" –\$154. They would do the entire work including the price of the panel if it cannot be fixed for @\$350.00*

**Old business-**

**Open Board position-**3 homeowners mentioned they would be interested to be on the board: Miriam Egan, Ivan Olguin, and Michael Cherry. They were asked to send bios to management. The board is already in receipt of Mr. Olguin.

**Consequences regarding unauthorized rentals and fine policy-**Tabled

**New Business-**

**City of Tucson purchasing property along Houghton.**

**A motion was made by Dennis, seconded by Sue to allow for the purchase of land by the City of Tucson, motion passed.**

**Rental Requests-Executive Session**

**Rental Hardship Procedures-Tabled**

**Common Area Tree removal-**

**A motion was made by Dennis, seconded by Sue to have Northwest Landscaping remove the tree in the common area behind Lot 464 at the Associations expense, motion passed.**

**Janitorial Bids**

**A motion was made by Dennis, seconded by Shay to cancel the janitorial contract with Jet Janitorial effective the end of July, motion passed.**

**A motion was made by Renee to hire Ellis & Company's Honeycart, no second was made.**

**A motion was made by Dennis, seconded by Shay to go with Pro Care Janitorial & Maintenance, LLC effective August 1, motion passed.**

**Mr. Madigan requesting to landscape back wall facing Bilby after pool was installed.**

Mr. Madigan was not present at the meeting.

**Next Meeting- August 18, 2011**

**A motion was made by Sue, seconded by Dennis at 8:05 p.m. to adjourn the meeting.**

**Executive Session after the regular meeting for Rental Requests**

**Mesquite Ranch Homeowner's Association  
Executive Session  
July 21, 2011**

**Executive Session began at 8:09 p.m.**

**A motion was made by Larry, seconded by Shay to fine anyone who rents without approval first \$100.00, motion passed.**

**Rental Requests:**

**10419 E. Rose Hill St.-**

**A motion was made by Dennis, seconded by Larry to approve the request for 12 months or the duration of the lease. Motion passed with 2 opposed**

**10426 E. Oakbrook St.-**

**A motion was made by Dennis, seconded by Larry to approve the request for 12 months or the duration of the lease. The vote was split.**

**6430 S. Wheaton-**

**The Board requests more information.**

**10413 E. Avalon Park St.-**

**A motion was made by Dennis, seconded by Larry to approve the request for 12 months the duration of the lease, motion passed with 2 opposed.**

**Results of June 20, 2011 Rental Ballots:**

**10627 E. Rose Hill St-the only two votes that were needed both voted no.**

**6368 S. Maywood St.-3 yes, 3 no**

**10645 E. Avalon Park St.-2 yes, 4 no**

**The meeting adjourned at 8:25 p.m.**