

**Mesquite Ranch Homeowner Association
 Monthly Board of Directors Meeting
 National Self Storage
 January 16, 2014
 Approved Minutes**

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

Roll call

Directors present
 Dennis Davila
 Larry Smith
 Mike Cherry
 Mike Sunday
 Shirley Francouer

Director's Absent
 Michael Meyer
 Renee Williams

Management Representatives
 Cathy Meek

A quorum was met

Homeowner Comments (15 minutes) Open to all homeowners to voice concerns, or questions to the Board for possible action

Larry motioned to approve the November 21, 2013 Board Meeting, seconded by Shirley and approved by all.

Treasurer's Report:

Treasurers' Report	November	December	Y-T-D
Total Income	5,943.72	19,026.91	239,430.58
Total Expense	16,712.13	31,757.18	237,901.12
Difference	-10,768.41	-12,730.27	1,778.07
Account Balances:			
Alliance -Operating	82,348.46	69,618.19	
Alliance -Reserve	203,347.57	211,560.57	
Delinquent Fees			
Current			
Over 30 Days			
Over 60 Days			
Over 90 Days			

Shirley motioned to approve the Treasurer's report for November & December 2013 seconded by Larry and approved by all.

Committee Reports

Landscape-

Pool- *there has been some vandalism taking place at the pools. Large rocks are being thrown in the pool and having to be fished out by the pool company. They have not charged us yet for this but if they have to go in to retrieve items they will. An extra table and chairs has been ordered for each pool with the west pool getting one extra chair as one was missing.*

Financial-

Social-

DRC-

Compliance-6242 S. Wheaton received a violation letter for adding a bamboo screening above his block wall, the letter is included. ***Wait and see-not approving the Board is advising after final project is complete and addressing everyone's privacy issue along Houghton***

Communications

Manager Report-*statements were mailed out. I have made phone calls, emails and sent letters to homeowners who are still sending their payments to San Diego and/or ADAM LLC local address. I have met vendors on the property for the landscaping bids. Site tours have been done twice a month, very few letters have gone out except for the occasional parking or that that were pushing the limits but otherwise during the holidays a bit of grace was given. I have been in contact with the vendors and scheduling the core testing and cleaning of the basins. B&M Excavating will be done by the end of the week. I am still waiting on the report from the Engineer Company.*

Old business-

Pool Decking and Roofing on Pool Ramada's-getting new bids

New Business-

Landscape Proposals

AAA Landscape

Option A:2 quadrants serviced per week: (@\$16.55 per month, per rooftop) \$10,250.00 per month.

Shall not exceed 6187 work hours per year

Option B:1 quadrant serviced per week: (@\$8.48 per month, per rooftop) \$5,250 per month.

Shall not exceed 3196 work hours per year

Additionally AAA will offer to the home owners at a reduced rate charged to the homeowner tree maintenance to conform with Mesquite Ranch Homeowner's Association and pre emergent on the boulevards. Over seeding is an extra charge

Chula Vista Landscaping Inc.

3 visits per week with a crew of up to three employees \$5,9400.00

Northwest Landscaping

\$6,552.00 per month 312 hours approx. 72 hours per week 3 days a week with a crew of 3

Groundskeeper

3 men crew 2.4 days -3.4 days a week depending on the schedule provided in the packet \$6,130.00 per month

Oro Valley Landscape Systems, Inc.

3 man crew for 4 days a week with an additional 2 man crew one day per week \$6,988.00

Alternate Bid 1: 3 man crew all day 5 days a week \$7,448.00

Alternate Bid 2: 4 man crew for all day 5 days a week \$7987.20

Wall damage 10477 E. Avalon Park St.

Amend By Laws-

A motion was made by Shirley, seconded by Larry to amend the Mesquite Ranch By Laws to state the Annual Meeting will be once each calendar year to be determined by the Board at their January Board Meeting. Motion passed.

Management Contract

A motion was made by Shirley, seconded by Larry to accept the contract, motion passed.

Shelving for the storage area

A motion was made by Shirley, seconded by Larry to purchase shelves for the storage unit to put the boxes on. Motion passed.

The next board meeting is March 20, 2014

Meeting was adjourned at 7:45 p.m.