

Mesquite Ranch Homeowner Association
Monthly Board of Directors Meeting
January 11, 2018
Approved Minutes

The meeting was called to order at 6:12 p.m.

Roll call

Directors present
Dennis Davila
Larry Smith
Mike Cherry
Mike Sunday
Nancy Olney

Director's Absent
Chris Rogers

Management Representatives Cathy Meek

Quorum was met

Homeowner Comments (15 minutes) Open to all homeowners to voice concerns, or questions to the Board for **possible action** *comments from residents were* barking dogs, *stray cats and procedures or what can be done. Also, several DRC questions regarding* landscape rock falling on sidewalks and an *overhang above a side garage door.*

Mike Cherry motioned to approve the August 24, 2017 Board Meeting minutes, seconded by Nancy and approved by all.

Treasurer's Report:

Treasurers' Report	August	September	October	November	December	Y-T-D
Total Income	8,743.88	17,481.95	40,976.76	7,312.70	24,492.32	289,985.89
Total Expense	22,115.38	20,071.76	27,795.49	18,381.85	25,251.49	271,393.59
Difference	(13,371.50)	(2,589.81)	13,181.27	(11,069.15)	(759.17)	18,592.30
Account Balances:						
MOB -Operating	112,921.05	105,136.30	118,736.42	107,604.84	101,433.18	
MOB -Reserve	56,146.57	61,287.63	60,816.62	60,825.12	66,185.40	
MOB-CD 4038	60,301.00	60,324.05	60,346.36	60,369.43	60,391.77	
MOB-CD 4039	60,482.24	60,513.07	60,542.92	60,573.78	60,603.65	
TOTAL	289,850.86	287,261.05	300,442.32	289,373.17	288,614.00	
Delinquent Fees						
Over 90 Days					12699.48	
Longer					13903.48	

Mike Cherry motioned to approve the financials for August through December 2017, seconded by Larry and approved by all.

Management Report- I've been through the community doing violations, delinquencies are done, statements were mailed out to all homeowners. I am communicating with Sierra Morado regarding the shared expense of cleaning up the median on Bilby. The monuments were painted some time ago. I have met on the property with the landscapers going over some things. The tether balls were to be replaced during the winter break by Pro Care, there was also the spring rider (plane) that was broken off the hinges, it will be placed back and bolted correctly hopefully by the weekend.

Committee Reports

Landscape-

Proposal for Tree at east Oakbrook Park hitting neighbor's roofline, \$655.59 **A motion was made by Mike Cherry, seconded by Nancy to approve this work, motion passed.**

One is 2% increase Winter Rye included at \$305.00 78-man hours \$7,725.00 or 82-man hours \$8,110.00 **A motion was made by Mike Sunday, seconded by Larry to approve the 82-man hours weekly at \$8,110.00 monthly, motion passed 4-1**

Landscaping on Bilby median shared expense with Sierra Morado- this has been approved

Pool- *east pool pump froze up and was replaced just recently, both urinals need the battery operated no handle installed*

Financial-

Social- Spring event? *Continue to support MRNA and Nancy can offer her services*

Compliance

Communications- *Renee Williams has volunteered to help with a newsletter*

Old Business-

Shed Guidelines *remove*

DRC Committee *is moving along with the requests that are coming in*

New Business-

Holiday Light Contest Winners 3 winners: 1st place 10685 Malta, 2nd place 10563 Ravenswood, 3rd place 10377 Bridgeport. *Larry was unanimous head and shoulders above all of them!*

2018 Budget

A motion was made by Mike Cherry, seconded by Nancy to approve the budget, motion passed.

Pool Furniture

Recycled Poly Furniture, long lasting, nearly lifetime warranty. Price doesn't change except there is 10% through House and Gardens

Tables 36" round (seats 3-4) \$652, 48" round (seats 4) \$907, 42" x 60" (seats 4-6) \$978

Chaise Lounge \$614.

Chairs Captain \$459 side chair \$349

A motion was made by Nancy seconded by Larry to approve the purchase of a table 42" x 60", 4 side chairs and one chaise lounge in the weather wood color for the east pool, motion passed unanimously. (paid out of the Reserve fund)

Extra Dog Stations *(suggested to add one on each end of the main wash off Poorman & Bilby and another on Oakbrook near the main wash) Mark will charge \$75 for each for installation plus the cost of the stations. The stations run around \$350-\$379 for similar to what we currently have in the parks.*

A motion was made by Larry, seconded by Nancy to purchase 2 new dog stations and have Mark place them on each end of the main wash off Poorman & Bilby, motion passed.

Next Meeting- March 22nd

Meeting adjourned at 7:10 p.m.

Executive Session:

New accounts sent to collections, foreclosing proceedings on one lot, possibility of collecting a previous homeowner (2015) that was also in bankruptcy \$808