

**Mesquite Ranch Homeowner Association**  
**Monthly Board of Directors Meeting**  
**May 30, 2019**  
**Meeting Minutes approved**  
**6:00pm West pool**

**Call to order at 6:10pm**

**Roll call**

Directors present

Dennis Davila

Larry Smith

Mike Cherry

Mike Sunday

Chris Rogers

Director's Absent

Betsy Ocasio

Management Representatives Cassie Livingston

**Quorum**

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

**Inquiry was made about replacing vegetation that the HOA has removed over time. Board to discuss in the future. Concern was raised over vandalism etc at both pools and suggestion was made to install motion lights. Motion to spend \$3000 out of reserves for motion lights at both pools made by Mike Cherry and seconded by Larry Smith. Concern was made that front entrance light not working. Dennis explained that that has always been a problem and hard to maintain due to constant vandalism. Cassie will meet with vendor to assess issue. Concern was raised regarding the landmark sign needing cleaned up. Cassie to call vendor and take care of.**

**Larry motioned to approve the May 8, 2018 Board Meeting minutes, seconded by Chris and approved by all.**

**Treasurer's Report:**

<b>Treasurers' Report</b>		April	Y-T-D
Total Income		30762.99	110056.09
Total Expense		18224.09	74580.89
Difference		12538.90	35475.20
<b>Account Balances:</b>			
MOB -Operating		84557.62	
MOB -Reserve		135599.38	
MOB-CD 4038		60845.90	
MOB-CD 4039		61334.59	
<b>TOTAL</b>		<b>342337.49</b>	
<b>Delinquent Fees</b>			
Over 90 Days			
Longer			

**Larry motioned to approve the financials for April, seconded by Chris and approved by all.**

Management Report-

First quarter furniture was ordered and delivered, 2<sup>nd</sup> quarter has been ordered. Playground inspection is being scheduled. Teeter totter has to be removed as it keeps breaking due to older children playing on it and breaking the base, it will not be replaced with anything due to its proximity to other objects. A lot of homes are being built in the area and

there has been concern addressed by homeowners that Mesquite Ranch needs to update its paint palette to stay competitive. It is getting busy with Pool Permits and Reservations, and I am updating the calendar as I get them. Violations are being done and delinquencies are being handled.

### Committee Reports

**Landscape-** Larry Smith appointed to Landscaping. He will work on a list of common area trees that need to be removed away from walls and work on replacement plan locations.

**Pool-**Mike Sunday appointed to pool and playground. Board agreed to add a skimmer net to west pool. Cassie to have janitorial company powerwash flooring in pool area and have it sprayed for ant control

**Financial-** Mike Cherry appointed to financial. He will be working on the budget.

**Social-** Harmony

**Compliance-**Dennis Davila

**Communications-**Mike Cherry - will work on updating website including relevant sources to help owners IE Parkwise

### Old Business-

### New Business-

- **Paint color palette-** Harmony Blanco-Serlin brought up concern that new home sites are going up in the area with more updated colors and Mesquite Ranch needs to update its choices. Discussion was had on combining 3 quads and leaving 4<sup>th</sup> quad as stand alone. Discussion tabled. Board invited Harmony to join the board with a unanimous vote.
- **Recreation equipment repairs bid-**Larry made a motion to approve, seconded by Mike Cherry
- **Painting bid-**tabled until another bid obtained
- **Tree removal bid-**Dennis signed off on common area removal causing damage to owners walls as a matter of general maintenance and liability

**Next Meeting-**TBD

**Meeting adjourned at 7:10pm**

### Executive Session:

***Under statute A.R.S. § 38-431.03(D) the Board will conduct a closed session, the topics for which may include (1) Legal advice from an attorney (2) Pending or contemplated litigation (3) Personal, health, or financial information about a member or contractor of the association (4) Matters related to the job performance of, compensation of, or specific complaint a contractor of the association and, (5) Discussion of a member's account delinquency and/or violation/penalty imposed by the association.***