

Mesquite Ranch Neighborhood Association Bylaws Meeting  
Desert Sky Middle School, Multipurpose Room  
9850 E. Rankin Loop  
6:30 p.m., July 20, 2005

In attendance: 29 Mesquite Ranch residents

Randall Pierce opened the meeting with a question... "How many homeowners had problems with their garage door opener after the storm the night before?" The answer was about half of the meeting attendees could not open their garages using their remote opener. The problem fix came from an unexpected source – a resident of "The Rose Hill Gang". Linda Talarico stunned the audience with her expertise in electrical troubleshooting skills by telling everyone how to fix the problem... "Unplug the door opener from the ceiling and plug it back in! If that doesn't work...read the owner's manual." Thanks Linda! Who says you can't learn anything at an association meeting.

Randall first addressed the group by explaining the differences between the Mesquite Ranch Homeowners' Association (MRHA) and the Mesquite Ranch Neighborhood Association (MRNA). A homeowners' association has articles of incorporation, while a neighborhood association does not. Both have by-laws, although the scope of responsibilities differ. The homeowners' association is typically involved in CCR compliance, maintenance of the common areas, and architectural reviews. A neighborhood association is recognized by city government and various service agencies. It is notified when new development and rezonings are planned in nearby areas. There are programs available to neighborhood associations to help curb vandalism. Neighborhood associations have been very effective in affecting private and public programs such as planned developments, placement of streets, and crime enforcement policies.

Next on the agenda was the review and member vote to adopt the MRNA draft bylaws. It was noted the Bylaws Committee held two meetings formulating the draft bylaws which were presented to the neighborhood membership. Randall also noted the draft bylaws were provided to, and approved by the Department of Neighborhood Resources and the appropriate City legal department. The draft bylaws were read, article by article, at the meeting with the following results:

ARTICLE I – Accepted as written

ARTICLE II – Accepted as written

ARTICLE III – "A Voting Member of the Association shall be an adult eighteen years of age or older, residing in or owning a business or real property located within the boundaries of the Mesquite Ranch Neighborhood Association." There was member discussion on this issue. Some members thought each lot or family should have one vote for a total of 619 possible votes. Others felt all family occupants 18 years of age or older should be given the opportunity to vote. The bylaws committee explained it would rather err by allowing more members to vote than to disenfranchise family member individual votes. The voting members at the meeting voted on this issue and by a simple majority, it was determined that the article was acceptable as written.

ARTICLE IV – This article was accepted as written, however, there was discussion concerning what was not included. There was member discussion concerning who could serve on the Board of Directors.

Some members did not agree that current Homeowners' Association board members could also serve on the Neighborhood Association Board of Directors. The bylaws committee explained that each association is guided by separate governing bylaws which would not be a conflict of interest. The voting members at the meeting voted on this issue and by a simple majority, it was determined that the article was acceptable as written.

ARTICLE V – Accepted as written

ARTICLE VI – It was noted the annual meeting month of September should be changed to August. With this change, the article was accepted as written.

ARTICLE VII – Accepted as written

After review of all articles, the bylaws were voted on by the 28 voting members of the MRNA Neighborhood Association. One member was not yet 18 years of age and did not vote. The MRNA bylaws were accepted with a unanimous 28 – 0 vote. Congratulations Mesquite Ranch!!

Randall then discussed the next step in establishing a neighborhood association which was to vote-in a new Board of Directors. A call for volunteers to serve on a nomination committee resulted in four volunteers which will meet on July 26, 2005 to determine what the nomination and voting procedures will be. It was noted that the next MRNA meeting, to be held on August 3, 2005, would be held exclusively to vote for new officers.

Randall then asked the members at the meeting if there was anyone interested in either nominating someone or was interested in being included as a nominee. There were three persons interested in serving as board members. Randall indicated that interested persons could identify themselves or may nominate another person by sending an email to [mrna@mesquiteranch.org](mailto:mrna@mesquiteranch.org) (don't forget to tell the person you nominate!). All nominees will be posted on the MRNA website under governing documents/board nominees. Those who don't have access to email can call the Nominating Committee at 444.2024 to place their nomination.

Nominations will be accepted at the next MRNA Annual Meeting prior to the vote. Nominees **MUST BE PRESENT** at the Annual Meeting to be included on the ballot, and should be prepared to give a short presentation to community members on how they would like to serve the community and what qualifications they possess.

The next meeting was scheduled for August 3, 2005. The meeting was adjourned at approximately 8:00 p.m.

Meeting Minutes respectively submitted by Randall Pierce