Minutes of Open Session

Present: Board Members: Mark Brown, Glenn Dickenson, Joe Giumette, Nancy Klinger and Cathy McDaniel. Also present were Liz Johnson, Controller, Jim Welch, Executive Director, Clif Sawyer and Patricia Bambridge of the Budget and Finance Committee, Michael Underwood of Paramount Landscaping, and homeowners Keith Redding and Jason Boelke.

Call to Order: Board President Cathy McDaniel called the meeting to order at 6:00 p.m.

Approval of Minutes:
Nancy Klinger moved, Glenn Dickenson seconded to approve the January 24, 2012, minutes as presented, with Cathy McDaniel abstaining. Motion carried 4-0.

Homeowners/Others Comments:
• Homeowner Keith Redding addressed the board with concerns on the MPRHOA violation policy.
• Jason Boelke requested for the board to grant a driveway extension variance after the architectural review committee denied his initial request. Nancy Klinger moved, Joe Giumette seconded to table this request until the board could visit and review the subject area. Motion carried 5-0.

There were no other questions or comments from homeowners.

Committee Reports:

Landscaping Committee

Michael Underwood of Paramount Landscaping updated the board with landscaping issues and projects around MPRHOA including:

• Continual planting of drought tolerant plants
• Cut-backs of plants and shrubs were ahead of schedule
• Estimated 300,000 gallons of water saved since the beginning of January 2012 using the Weather Trak GPS system.

Cathy McDaniel thanked Michael for his knowledge and expertise regulating MPRHOA’s water conservation.

There were no other questions or comments on landscaping.

Budget and Finance Committee

• Nancy Klinger moved, Joe Giumette seconded to accept the committee’s recommendation and approve the January 2012 financial statements as presented. Motion carried 5-0.
• Joe Giumette moved, Mark Brown seconded to accept the committee’s recommendation and invest $200,000 in CDs or a money market account ranging from a 12 month – 36 month period as shown on the investment report. Motion carried 5-0.
Architectural Review Committee (ARC)

There were no questions or comments regarding the ARC.

**Items Requiring Board Decisions, Approval or Discussions:**

**Office Policy Manual**

- Joe Giumette moved, Nancy Klinger seconded to table the approval of the office policy manual until the March 2012 Board meeting. Motion carried 5-0.

**Prior Year Operating Funds**

Jim Welch presented the board with a list of proposed 2012 maintenance projects including; more tree trimming to deter monsoon damage, erosion repairs, pool deck repairs at rec center 1, vacant land improvements, and plant & tree replacements. He will be obtaining bids and other estimates to present to the board. In addition he will be meeting with a tennis court contractor to review tennis court maintenance items.

**Executive Directors Report of Completed and Pending Projects:**

The board was updated on the following projects:

- **Recreation Center Bathroom Updates** - In the process of renovation and on schedule.

- **Vacant Land** - Jim Welch to finalize his report on the proposed maintenance building.

**Property Manager’s Report:**

The board had no questions on the monthly property manager’s report.

**Adjournment:** With no further business to discuss, Joe Giumette moved, Nancy Klinger seconded to adjourn the meeting at 7:35 pm. Motion carried 5-0.

Denise Anderson  
*Acting Secretary, by approval of the Board, submitted February 28, 2012*