Minutes of Open Session

Present: Board Members: Annette Arnce, Patricia Bambridge, Joe Giumette and Bruce Jensen. Also present were Nancy Klinger, Controller, Jim Welch, Executive Director, Clif Sawyer representing the Budget & Finance Committee, Michael Underwood and Mike Laughlin of Paramount Landscaping, and homeowner Mike Marks.

Call to Order: Board President Joe Giumette called the meeting to order at 6:02 p.m.

Approval of Prior Minutes:
Patricia Bambridge moved, Joe Giumette seconded to approve the January 28, 2014, minutes as presented. Motion carried 4-0.

Homeowners/Others Comments:
Board member Rhonda Brady resigned from the board due to time conflicts. Joe Giumette moved, Bruce Jensen seconded to appoint Harry Whitesell to the board to fill the unexpired portion of Rhonda Brady’s term. Motion passed 4-0. There were no other questions or comments from members or any other attendees.

Committee Reports:

Landscaping Committee

Michael Underwood gave an overview of landscape activities for the past month including:
- Starting to plant desert tolerant trees in areas hit the hardest from the past monsoon storm.
- Hillside drainage erosion control project is completed.
- Pre-emergent will be sprayed along the north side of Ray Road to cut down on weeds, etc.
- Michael also introduced new Paramount Landscaping owner Mike Laughlin.

Budget and Finance Committee

- January 2014 financial statements will not be presented until next month due to the current audit still in process.
- Patricia Bambridge moved, Joe Giumette seconded to accept the committee’s recommendation and approve $250,000 in operating funds and $150,000 in reserve funds to be invested in CDs ranging from a 6 month – 36 month period in an effort to keep the investment ladder adequately funded, and allowing Nancy Klinger to utilize the best available rates and terms. Due consideration will be given to keeping the money in a money market account if the rates are equal or better than the CD rates. Motion carried 4-0.

Architectural Review Committee (ARC)

- After review, Joe Giumette moved, Annette Arnce seconded to accept the committee’s recommendations and approve new roof tile color palettes, and new front door color palettes as displayed, so homeowners have more colors and styles to choose from. Motion carried 4-0.
Bruce Jensen mentioned he had to exit the meeting to take care of a prior commitment.

**Items Requiring Board Decisions or Approvals:**

Harry Whitesell joined the meeting and introduced himself to everyone.

**Pool Camera & Electronic Pool Keyscan Upgrades:**

- Patricia Bambridge moved, Joe Giumette seconded to accept the proposal from Premise One to upgrade the existing Analog Access Control System to an IP System for the pool cameras and electronic pool keys. All three pools and the office will be upgraded under this proposal. Motion carried 4-0.

**Pickleball Court:**

- Jim Welch will gather additional information regarding converting one of the recreation center tennis courts into a pickleball court. Motion tabled until further information is obtained.

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

The board was updated on the following projects by Jim Welch:

- **Pool Furniture**
  Estimated completion date for replacing several tables and chairs at each recreation center is March 2014.

- **Hillside Drainage Control**
  The Hillside Drainage Control for installing waddles and rip-rap for hillside preserve erosion control is completed.

- **Stucco Wall Repairs**
  Estimated start date to repair many stucco walls throughout MPRHOA is Spring 2014, and will take several months to complete. The reserve study has set funds aside for these repairs and maintenance.

**Community Manager’s Report:**

There were no questions on the community association manager’s reports.

**Adjournment:** With no further business to discuss or questions regarding the community, Joe Giumette moved, Patricia Bambridge seconded to adjourn the meeting at 6:50 pm. Motion carried 4-0.

_Nancy Klinger_

*Acting Secretary, by approval of the Board, submitted February 25, 2014*