Minutes of Open Session

Present:  Board Members: Annette Arnce, Mark Brown, Bruce Jensen, Tim Seyfarth and Harry Whitesell. Also present were Nancy Klinger, Controller, Jim Welch, Executive Director, Clif Sawyer representing the Budget and Finance Committee, Michael Underwood of Paramount Landscaping and homeowners Richard Merkel, Jan Merkel and Janet Hoeppel.

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

Approval of Prior Minutes:

Harry Whitesell moved, Tim Seyfarth seconded to approve the January 27, 2015 minutes as presented. Motion carried 5-0.

Homeowners/Others Comments:

- Homeowners had questions regarding parking of commercial vehicles, loud music, trash cans, etc.

- Tim Seyfarth moved, Bruce Jensen seconded to deny a homeowner’s variance request for a driveway extension because the proposed width was outside the allowable MPRHOA guidelines, however if the homeowner proposed other driveway options, the board would consider re-reviewing the request. Motion carried 5-0.

Committee Reports:

Landscaping Committee

Michael Underwood gave an overview of landscape activities for the past month including:

- Ongoing cutbacks of Creosote bushes among other landscaping maintenance behind homes that back up to the preserve to allow for proper water drainage during monsoon season.

- Michael also noted that Mountain Park Ranch is being used as a training program for new landscape employees. This results in extra labor to speed up maintenance around the community at no cost to the association.

There were no other questions or comments regarding landscaping.

Budget and Finance Committee

- Mark Brown moved, Tim Seyfarth seconded to accept the committee’s recommendation and approve the January 2015 financial statements as presented. Motion carried 5-0.

- Bruce Jensen moved, Harry Whitesell seconded to accept the committee’s recommendation and approve this month’s investments as follows:
  
  - $100,000 in operating funds to be invested with CDARS for a 1 year CD.
  - $100,000 in operating funds to be invested with Schwab in a 15 month CD.
  - $103,000 in reserve funds to be invested with CDARS in a 1 year CD.
Up to a 36 month period may also be utilized if rates become more favorable in an effort to keep the investment ladder adequately funded and allowing Nancy Klinger to use 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 5-0.

Committee and staff’s recommendation to change the amount of disclosure and transfer fees charged by the association was tabled. Nancy Klinger will obtain additional information for the Board to review at a later date.

Architectural Review Committee (ARC)

There were no questions or comments regarding the ARC.

Items Requiring Board Approval or Discussions:

Tim Seyfarth moved, Harry Whitesell seconded to accept Coral Pool’s bid of $10,438 to repair and maintain several pool deck and related pool maintenance issues at each recreation center. Motion carried 5-0.

Tim Seyfarth moved, Bruce Jensen seconded to accept Phoenix Fence’s bid of $6,292 to replace the existing tennis court fencing at recreation center 2. Motion carried 5-0.

Tim Seyfarth moved, Harry Whitesell seconded to accept Classic Custom Painting’s bid of $9,347 to remove surface rust and paint the fences that surround the perimeter of the pools at all three recreation centers. Motion carried 5-0.

Executive Directors Report of Completed and Pending Projects:

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

Common Area Wall Painting/Stucco Maintenance
Repairs will continue around the community with upcoming warmer temperatures.

Chandler/Ray Loop- Drainage Wash Rip-Rap Installation
Additional rip-rap will be installed only where needed to save on cost.

Community Association Manager’s Report:

There were no questions on the manager’s reports.

Adjournment: With no further business to discuss or questions regarding the community, Harry Whitesell moved, Bruce Jensen seconded to adjourn the meeting at 7:03 pm. Motion carried 5-0.

Denise Anderson
Acting Secretary, by approval of the Board, submitted February 24, 2015