

**Mountain Park Ranch Homeowners Association  
Board of Directors Meeting  
Tuesday, January 28, 2014  
15425 S. 40<sup>th</sup> Place, Suite 4, Phoenix, AZ 85044**

**Minutes of Open Session**

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

Absent: Rhonda Brady and Bruce Jensen

**Call to Order:** Board President Joe Giumette called the meeting to order at 6:00 p.m.

**Approval of Prior Minutes:**

Joe Giumette moved, Patricia Bambridge seconded to approve the November 26, 2013 minutes as presented. Motion carried 3-0.

**Homeowners/Others Comments:**

City of Phoenix Medians and Preserves

Annette Arnce discussed areas around MPRHOA that are City of Phoenix owned and not being maintained properly. Trash, weeds, and debris has been disregarded by city workers and ultimately picked up by either MPRHOA landscape crews or homeowners, including herself. Annette asked Jim Welch to help communicate with the City noting these concerns.

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:

- Mapping areas around the community where trees were lost in the July 2013 storm, and identifying the number of trees needed and the right species to fill the vacant areas.
- Hillside drainage erosion control project will be completed by early February.
- The relocation of a large saguaro to save it from falling over.

Budget and Finance Committee

- Patricia Bambridge moved, Joe Giumette seconded to accept the committee's recommendation and approve the November 2013 and December 2013 financial statements as presented. Motion carried 3-0.
- Patricia Bambridge moved, Joe Giumette seconded to accept the committee's recommendation and approve \$352,000 in operating funds and \$280,000 in reserve funds to be invested in CD's ranging from a 12 month – 24 month period and allowing Nancy Klinger to utilize the best available rates and terms. Motion carried 3-0.

Architectural Review Committee (ARC)

The committee unanimously approved Jim Welch to work with a roof tile specialist and a paint design specialist in an effort to update color palettes for both roof tiles and front doors and to discuss at the February 2014 meeting.

## **Items Requiring Board Decisions or Approvals:**

### Street Corner Renovations 2014:

Joe Giumette moved, Annette Arnce seconded to accept the committee's recommendation and approve \$16,000 for street corner renovations at seven locations around the community. Motion carried 3-0.

### Pickleball Court:

The Board instructed Jim Welch to gather additional information regarding the number of homeowners interested in converting one of the recreation center tennis courts into a pickleball court. Motion tabled until further information could be obtained.

### Newsletter Draft:

The Winter/Spring 2014 Newsletter draft was reviewed with a couple changes and then approved for distribution.

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

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

- Tree and Shrub Planting:  
The landscape committee is reviewing tree and plant replacement around the community after losing many in the July 2013 storm. Estimated installation start date is March 2014.
  - Pool Furniture  
Estimated completion date for replacing several tables and chairs at each recreation center is mid-February 2014.
  - Hillside Drainage Control  
The estimated completion date for installing waddles and rip-rap for hillside preserve erosion control is early February 2014.
  - Stucco Wall Repairs  
Estimated start date to repair many stucco walls throughout MPRHOA is mid-February 2014, and will take several months to complete. The reserve study has set funds aside for these repairs and maintenance.
  - Granite Replenishment:  
Many common areas have received fresh granite replenishment, not only for aesthetics but also for erosion determent and to prevent damage caused by the elements.
  - Updated Reserve Study:  
Jim Welch is meeting with a reserve specialist at the end of February. A completed study is estimated for mid-April and will be submitted to the board for approval after budget and finance committee review.
  - City of Phoenix Drainage & Wash Clean UP:  
On-going process of working with the City of Phoenix encouraging them to clean and maintain washes that run throughout MPR.
  - Trash Receptacles and Mutt Mitt Stations:  
Mutt mitt stations and trash receptacles are continually being added or replaced along sidewalks, washes and greenbelts, making it easier for owners to clean up after their pets.
- Recreation Center Pool Deck, Tile and Spa Repairs:  
Joe Giumette moved, Annette Arnce seconded to accept Shasta Pool Company's bid for pool repairs at all 3 recreation centers in an amount not to exceed \$20,000. Motion carried 3-0.

## **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 7:15 pm. Motion carried 3-0.

*Denise Anderson*

*Acting Secretary, by approval of the Board, submitted January 28, 2014*