Minutes of Open Session

Present: Board Members: Mark Brown, Glenn Dickenson, Joe Giumette, Nancy Klinger, and Cathy McDaniel. Also present were Jim Welch, Executive Director, Patricia Bambridge and Clif Sawyer representing the Budget & Finance Committee, Michael Underwood of Paramount Landscaping, and homeowner Wayne Dames.

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

Approval of Prior Minutes:
Joe Giumette moved, Mark Brown seconded to accept Nancy Klinger’s suggested changes regarding the house paint approval process on the June 26, 2012 minutes. Motion carried 5-0.

Joe Giumette moved, Nancy Klinger seconded to approve the amended June 26, 2012, minutes. Motion carried 5-0.

Homeowners/Others Comments:
Ramada Variance Request
Mark Brown moved, Nancy Klinger seconded to approve a homeowners ramada variance request. Motion carried 4-1.

Committee Reports:
Landscaping Committee
Michael Underwood of Paramount Landscaping gave an overview of landscape activities for the past month including:

- Showing the board pictures of Palo Verde trees that decay and mainly break from weight during heavy wind storms.
- The increase of trash around the community possibly from students out of school for summer break.
- The cost of replacing one water meter at recreation center #1 with two meters in an effort to reduce sewer cost.

Cathy McDaniel complimented Michael and the Paramount Landscape workers on their professionalism.

Budget and Finance Committee

- Joe Giumette moved, Mark Brown seconded to accept the committee’s recommendation and approve the June 2012 financial statements as presented. Motion carried 5-0.

- Mark Brown moved, Nancy Klinger seconded to accept the committee’s recommendation and invest $150,000 in CDs or a money market account ranging from a 12 month - 36 month period as presented. Motion carried 5-0.

Architectural Review Committee (ARC)
The Architectural Review Committee met electronically (via email) for their July 2012 meeting. There were no questions or comments regarding the ARC.
Nomination Committee

- Glenn Dickenson volunteered to chair the committee and accepted Mark Brown and Link Paffenbarger (via written communication) as additional volunteers. Two (2) positions were open and two self-nominations were received prior to the July 9, 2012 deadline. No other nominations were received. The two candidates were Nancy Klinger and Joe Giumette.

- Mark Brown moved, Glenn Dickenson seconded to accept the two candidate nominations for the 2012-2013 Mountain Park Ranch Board. Joe Giumette and Nancy Klinger abstained. Motion carried 3-0.

- Mark Brown moved, Glenn Dickenson seconded to not allow nominations from the floor, or “write-in” names on the ballot as recommended by the committee. Joe Giumette and Nancy Klinger abstained. Motion carried 3-0.

Items Requiring Board Decisions, Approval or Discussions:

Annual Meeting Draft

- Joe Giumette moved, Nancy Klinger seconded to approve the annual meeting mailer as amended. Motion carried 5-0.

Executive Directors Report of Completed and Pending Projects:

- Tennis Court Maintenance – Recreation centers 1 & 2 are now completed. Recreation center 3 should be completed and ready for play by Friday, July 27, 2012. Inspections are ongoing prior to final payments.

- Upcoming Summer/Fall Newsletter – Jim Welch will email final draft to the Board for review.

- Fourth of July Parade Recap – Another great turnout. Jim Welch submitted an article to the Ahwatukee Foothills News thanking vendors and others who participated in the event.

- Paint Color Options Form – Updates were made to the form stating the Board, ARC, and staff members can only approve colors on the approved palette with no variances.

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, Glenn Dickenson seconded to adjourn the meeting at 7:24 pm. Motion carried 5-0.

Denise Anderson
Acting Secretary, by approval of the Board, submitted July 24, 2012