Minutes of Open Session

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

Call to Order: With quorum requirements met, Board President Cathy McDaniel called the meeting to order at 6:00 p.m.

Approval of Prior Minutes: Patricia Bambridge moved, Mark Brown seconded to approve the May 28, 2013, minutes as presented. Motion carried 5-0.

Homeowners/Others Comments: Homeowner Nicholas Steigert requested the association allow him to run a business out of his home. Joe Giumette moved, Mark Brown seconded, to deny this request because MPRHOA rules do not allow for home businesses. Motion passed 4-0, with Glenn Dickenson abstaining.

Committee Reports:

Landscaping Committee

Michael Underwood of Paramount Landscaping gave an overview of landscape activities for the past month including;

- Presenting a landscape water usage bar graph showing current water usage and how the satellite clocks have been saving the association water. Cathy McDaniel asked Michael to present this information at the annual meeting.
- Rear drainage culverts being addressed.
- Trees being trimmed prior to monsoons.

Additional Landscape Questions:

- 2013 Tree/Plant Inventory: Patricia Bambridge moved, Joe Giumette seconded to approve additional monies from undesignated carryover funds of $8,500 for planting additional 24 inch boxed trees around the community in areas where tree’s once stood and in vacant areas, for year 2013. Motion passed 5-0.
- Glenn Dickenson inquired about the backflow protector cages and if we have them all installed. Michael answered that we have a few remaining to install, however the backflows most vulnerable for theft were protected.

Budget and Finance Committee

- The Committee met for their June meeting. The May 2013 financials were reviewed and there were no recommendations for the board until after the audit has been finalized, which is expected by month’s end.
- Joe Giumette moved, Patricia Bambridge seconded to accept the recommendations by the committee and approve $150,000 of reserve cash to be invested for 2 years utilizing the CEDARS program at Mutual of Omaha, and $150,000 of operating cash to be invested for 3 months at Charles Schwab with Ally Bank. Motion passed 5-0.
- Nancy Klinger informed the board that she had presented the budget & finance committee with the first draft of the 2014 budget to review. The committee agreed to review the draft and then send their recommendations to the board for their review.

Architectural Review Committee (ARC)
After board review of the minutes, there were no questions or comments regarding the ARC.

Fourth of July Parade

- The date is set for Thursday, July 4, 2013, at Recreation Center 3, off Thunderhill Road near Ray Road.
- Details of the event are available to Members at the HOA office, via the website, and in the June 2013 Ahwatukee Foothills News.

Executive Directors Report of Completed and Pending Projects:

Recreation Center 3 Spa Wall Upgrades
- Joe Giumette moved, Mark Brown seconded to approve additional monies from undesignated carryover funds to add more decorative rock at the recreation center 3 spa area by Rock & Roll Materials for $2,905. Motion passed 5-0.

Water Drainage Letters
- Bi-annual drainage letters were mailed earlier this month to homeowners who back up to the hillside preserves.

Recreation Center 1 Basketball Court Repairs
- Bids and pictures of the recreation center 1 basketball court were presented to the board. The court is in need of maintenance including; sanding of the surface, epoxy coatings, crack fill, etc. Joe Giumette moved, Patricia Bambridge seconded to approve Southwest Sport Surfaces to perform the repairs at their bid amount of $4,421. Funds would come from the reserve account. Motion passed 5-0.

Annual Meeting Information
- The annual meeting calendar of events for 2013 was discussed.
- The board needs to appoint a nomination committee. Mark Brown and Cathy McDaniel both agreed to volunteer for the committee. Jim Welch said he would gather other volunteers to serve on the committee.

Master Association & Sub-Associations
- Jim Welch said he will be working with the association attorney to develop a form letter to use in response to sub-associations when their rules are inconsistent or silent with the master’s rules.

Community Association Manager’s Report:

- A violation bar graph showing variances in violations was presented to the board and will be further discussed at a future meeting when community association manager Denise Anderson is present to discuss in more detail.

Adjournment: With no further business to discuss or questions regarding the community, Mark Brown, moved, Joe Giumette seconded to adjourn the meeting at 7:27 pm. Motion carried 5-0.

Nancy Klinger, Acting Secretary, by approval of the Board, submitted June 25, 2013.