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 of the Budget and Finance Committee, and Michael Underwood of Paramount Landscaping.

Call to Order: Board President Cathy McDaniel called the meeting to order at 6:06 p.m.

Approval of Minutes:
Joe Giumette moved, Nancy Klinger seconded to approve the February 28, 2012, minutes as presented. Motion carried 5-0.

Homeowners/Others Comments:
There were no questions or comments from homeowners or other attendees.

Committee Reports:

Landscaping Committee

Michael Underwood of Paramount Landscaping updated the board with landscaping projects around MPRHOA including:

- The replacement of older trees and plants with new water drought tolerant species.
- Cutbacks of oleanders.
- A map was presented to the board showing areas around the community of proposed tree and shrub replacements.

There were no other questions or comments on landscaping.

Budget and Finance Committee

- Nancy Klinger moved, Joe Giumette seconded to accept the committee’s recommendation and approve the 2011 audit draft as presented. Motion carried 5-0.

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

There were no CD or market investments this month.

Budget and finance committee chairperson Patricia Bambridge noted that next months April 2012 budget and finance meeting has been cancelled.

Architectural Review Committee (ARC)
There were no questions or comments regarding the ARC.
Items Requiring Board Decisions, Approval or Discussions:

Architectural Variance

The board reaffirmed their prior driveway variance decision and approved a homeowner to extend only the right hand side of his driveway in an effort to prevent future underground water line damage. Motion carried 5-0.

Rules for Community Living updates

Joe Giumette moved, Nancy Klinger seconded to accept the proposed Rules for Community Living updates presented by Jim Welch which include; tennis court use, solar devices, and tenant forms. Motion carried 5-0.

2012 Projects Utilizing Unrestricted Carryover Funds

After reviewing bids, estimates, and pictures, Joe Giumette moved, Mark Brown seconded to approve up to $95,000 in prior year unrestricted carryover funds for accelerated tree trimming, on-going erosion repairs, pool deck repairs, plant & tree replacements, and an additional GPS satellite clock. Motion carried 5-0.

Vacant Land

Joe Giumette moved, Mark Brown seconded to table the proposed vacant land project, and requested Jim Welch to provide a Return on Investment Study (ROI) in an effort to determine future costs savings to the association if the subject project were approved. Motion carried 5-0.

Executive Directors Report of Completed and Pending Projects:

The board was updated on the following projects:

- Recreation Center Bathroom Renovations - All renovations are completed except paint and epoxy coatings for the floors.
- New Curbing, Recreation Center 3 - recently installed to help prevent water damage to common area walls.
- Jim Welch also reported of a proposed new small single family home subdivision planned near Desert Vista High School, located just outside of MPRHOA.

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 7:08 pm. Motion carried 5-0.

Denise Anderson
Acting Secretary, by approval of the Board, submitted March 27, 2012