Minutes of Open Session

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

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

Approval of Prior Minutes:
Annette Arnce moved, Bruce Jensen seconded to approve the February 25, 2014, minutes as presented. Motion carried 5-0.

Homeowners/Others Comments:
Joe Giumette moved, Bruce Jensen seconded to deny a homeowners request for a variance to allow him to rent his home for less than 30 consecutive days at a time. The MPRHOA rules state owners may rent only the entire house, and for no less than 30 consecutive days. Rentals must be made only to a single family, related family or a group of not more than three persons unrelated by blood or marriage. Motion carried 5-0.

There were no other questions from members or any other attendees.

Committee Reports:

Landscaping Committee

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

- Installation of new trees south of Chandler Blvd. These trees are spaced to provide shade for homeowners and to help camouflage block walls around the community.

- Patricia Bambridge inquired about a small area of grass located near S. 32nd Street and Ray Road maintained by the Association. Jim Welch and Michael Underwood to inspect for an alternative ground cover.

There were no other questions or comments regarding landscaping.

Budget and Finance Committee

- Bruce Jensen moved, Harry Whitesell seconded to accept the committee’s recommendation and approve the January 2014, and February 2014 financial statements as presented. Motion carried 5-0.

- Patricia Bambridge moved, Bruce Jensen seconded to accept the committee’s recommendation and approve $300,000 in operating funds and $52,000 in reserve funds to be invested in CDs ranging from a 6 month – 36 month period in an effort to keep the investment ladder adequately funded, and allowing Nancy Klinger to utilize 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.
• Patricia Bambridge moved, Joe Giumette seconded to accept the committee’s recommendation and approve the 2013 audit as presented. Motion carried 5-0.

Architectural Review Committee (ARC)

• Joe Giumette moved, Patricia Bambridge seconded to accept and approve committee applications from homeowners Pam Asti and Julie McCloskey to join the committee. Motion carried 5-0.
• There were no other questions regarding the ARC.

Executive Directors Report of Completed and Pending Projects:
The board was updated on the following projects by Jim Welch:

• Pool Furniture – New chairs have arrived and new tables will arrive in 2-3 weeks.
• Stucco Wall Repairs – Repairs have begun and will be continuing around the community. MPRHOA maintenance supervisor Joe Brooks along with David Vasquez have been painting perimeter walls saving the association money by not hiring an outside contractor.
• Pickleball Court – Jim Welch is working with Board Member Annette Arnce and a representative from AZ Sports Court to gather further information to present to the Board regarding installing pickleball courts.

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, Harry Whitesell moved, Bruce Jensen seconded to adjourn the meeting at 6:45 pm. Motion carried 5-0.

Denise Anderson
Acting Secretary, by approval of the Board, submitted March 25, 2014