Minutes of Open Session

Present: Board Members: Annette Arnce, Mark Brown, Bruce Jensen, Tim Seyfarth (arriving at 6:10 pm) and Harry Whitesell. Also present were Controller Nancy Klinger, Executive Director Jim Welch, Michael Underwood of Paramount Landscaping, and homeowner Mike Marks.

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

Approval of Prior Minutes:
Bruce Jensen moved, Harry Whitesell seconded to approve the April 28, 2015, minutes as presented. Motion passed 4-0.

Homeowners/Others Comments:
Jim Welch said he followed up regarding homeowner Link Paffenbarger’s requests for MPRHOA to update the tennis courts. A meeting with a tennis court appraiser, obtained through the United States Tennis Association-Southwest (USTA) is scheduled and that report will be sent to the board. Part of the report is to also compare the subject appraisal report against our reserve study.

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:

- WeatherTrek satellite irrigation clocks working great and saving MPRHOA from overwatering.
- The insect damaging our grass called pearl-scale is clearing up in our common areas.
- Drains behind several homes are being cleaned prior to monsoons.

There were no other questions or comments regarding landscaping.

Budget and Finance Committee

Committee members responded via email and recommend the Board approve the April 2015, financial statements. Mark Brown moved, Bruce Jensen seconded to approve the financial statements as presented. Motioned passed 4-0.

Committee members responded via email and recommended the Board approve this month’s investments as follows:

Annette Arnce moved, Tim Seyfarth seconded that the Board of Directors approve $79,000 in operating funds to be reinvested with Schwab in a 1 year CD. Motioned passed 5-0.

Annette Arnce moved, Tim Seyfarth seconded that the Board of Directors approve $154,063 to be reinvested in a 3 year CAB CDARS CD, and $100,000 cash in ICS reserve funds to be invested in a 1 year CD. Motioned passed 5-0.

Up to a 36 month period may also be utilized if rates become more favorable in an effort to keep the investment ladder adequately funded and allowing Nancy Klinger to use 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.
2016 Draft Budget:

- Nancy Klinger and Jim Welch are starting the preliminary line item review for the 2016 draft budget as done each year at this time. After their review the draft will be forwarded to the budget & finance committee and then to the board of directors for all to review.

Architectural Review Committee (ARC)

- There were no questions or comments regarding the ARC.

Fourth of July Parade (Ad-Hoc Committee)

- Preparations for the upcoming Fourth of July Parade are being made. It will be held on Saturday, July 4th, 2015, at recreation center 3 (Thunderhill & Ray Road). Staff is in the process of arranging and procuring vendors.

Executive Directors Report of Completed and Pending Projects:

- Pool Deck/Pool Trim Repairs (Recs 2 & 3 completed satisfactory, Rec 1 starts in June)
- Pool Fence Painting/Maintenance (in progress, rec center 2 completed satisfactory, Rec 1 in progress now, Rec 3 will be completed after the buildings are painted this month)
- Common Area Wall Painting/Stucco Maintenance (starting May 2015)

Web Site Updating:

- Nancy Klinger and Jim Welch are researching updating the MPR website. The purpose is make it not only more user friendly for our members to find information, but to incorporate new links to make payments easier, as well as downloading MPRHOA forms. They will keep the board informed.

Water Drainage Reminder Letters:

- Drainage letters will be going out to all homeowners in June 2015 who back to several hillside preserves. These letters are sent two times per year, once in June and again in November when monsoon rains are more prevalent, instructing homeowners to keep drainageways clear of debris for proper water flow.

Spring/Summer 2015 Newsletter:

- Completed and sent to the printing company to include with our assessment mailing in an effort to save on postage costs.

Annual Meeting Information:

- Jim Welch informed the Board of the upcoming 2015 annual meeting calendar of events.

Community Association Manager’s Report:

- There were no questions on the manager’s reports.

Adjournment: With no further business to discuss or questions regarding the community, Bruce Jensen moved, Harry Whitesell seconded to adjourn the meeting at 6:41 pm. Motion carried 5-0.

Nancy Klinger,  
Acting Secretary, by approval of the Board, submitted May 26, 2015