Minutes of Open Session

Present: Board Members: Annette Arnce, Patricia Bambridge, Joe Giumette, and Bruce Jensen. Also present were Glenn Dickenson, Sue Robota, Michael Underwood of Paramount Landscaping, Nancy Klinger, Controller, Jim Welch, Executive Director. Absent, Rhonda Brady.

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

Election of New Director Positions:
Patricia Bambridge moved, Bruce Jensen seconded to elect Joe Giumette as Board President. Motion carried 3-0.

Annette Arnce moved, Joe Giumette seconded to elect Patricia Bambridge as Board Vice President. Motion carried 3-0.

Joe Giumette moved, Annette Arnce seconded to elect Bruce Jensen as Board Treasurer. Motion carried 3-0.

Joe Giumette moved, Bruce Jensen seconded to elect Annette Arnce as Board Secretary. Motion carried 3-0.

Rhonda Brady will be Board Member at Large.

Approval of Prior Minutes:
Joe Giumette moved, Bruce Jensen seconded to approve the September 17, 2013 minutes as presented. Motion carried 4-0.

Homeowners/Others Comments:
Request for an Additional Pool Key
Bruce Jensen moved, Patricia Bambridge seconded to deny a homeowners request for an additional pool key. Only one pool key (fob) is allowed per property. Motion carried 4-0.

Committee Reports:

Landscaping Committee
Michael Underwood gave an overview of landscape activities for the past month including:
- Finishing the overseeding of lawns at the common areas and recreation centers.
- Final removal of fallen trees from the washes caused by the July microburst.

Budget and Finance Committee

- Joe Giumette moved, Patricia Bambridge seconded to accept the committee’s recommendation and approve the August and September 2013 financial statements as presented. Motion carried 4-0.
• Patricia Bambridge moved, Joe Giumette seconded to accept the committee’s recommendation and approve an investment of $204,000 in Schwab CD’s, broken down as follows; $79,000 for a 1 year, $75,000 for 6 months, and $50,000 for 2 years, and also investing $50,000 for a 1 year CD with Mutual of Omaha, both these accounts in operating funds. (note: the above $50,000 for the 2 year CD may be substituted from the Sallie Mae account to a CAB account) Motion carried 4-0.

• Patricia Bambridge moved, Bruce Jensen seconded to accept the committee’s recommendation and invest $100,000 in a two year CD with Mutual of Omaha in reserve funds. Motion carried 4-0.

Architectural Review Committee (ARC)

• Joe Giumette moved, Bruce Jensen seconded to deny a homeowner’s request for a paint variance. Motion carried 4-0.

There were no other questions or comments regarding the ARC.

Board Member Committee Liaisons

• Patricia Bambridge volunteered as the Board Liaison for the Budget and Finance Committee.
• Bruce Jensen volunteered as the Board Liaison for the Architectural Review Committee.
• Annette Arnce volunteered as the Board Liaison for the Landscape Committee.

Items Requiring Board Decisions or Approvals:

Proposed Walgreens’s on MPRHOA Common Area:

Joe Giumette moved, Annette Arnce seconded to deny a request from Roberto Buenaver of Garrett Development Corporation, to build a Walgreen’s near the southeast corner of Ranch Circle South and Ray Road on MPRHOA common area hillside preserve. Motion carried 4-0.

Rain Water Drainage Repairs on Hillside:

Bruce Jensen moved, Joe Giumette seconded to table the drainage engineers hillside drainage report in an effort for the engineer to look at more permanent and additional solutions (including aesthetics) for water runoff from the hillside. The board however approved at this time, per the engineers report, to add rip-rap (rock) to areas on the subject hillside to deter future erosion. Motion carried 4-0.

Executive Directors Report of Completed and Pending Projects:

The board was updated on the following projects by Jim Welch:
• Annual Meeting
• Storm Damage

Community Manager’s Report:

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

Adjournment: With no further business to discuss or questions regarding the community, Patricia Bambridge moved, Annette Arnce seconded to adjourn the meeting at 7:05 pm. Motion carried 4-0.

Denise Anderson  
*Acting Secretary, by approval of the Board, submitted October 22, 2013*