

MOUNTAIN PARK RANCH HOMEOWNERS ASSOCIATION
2013 ANNUAL MEETING OF THE MEMBERSHIP
Pecos Community Center
17010 South 48th Street, Phoenix, AZ
OCTOBER 15, 2013

Present: Board members: Mark Brown (Vice President), Glenn Dickenson (Secretary), and Joe Giumette (Board Member). Excused Absence: Cathy McDaniel (President), Patricia Bambridge (Treasurer). Staff members: Jim Welch (Executive Director), Nancy Klinger (Controller), Diane Krecker and Denise Anderson, (Community Association Managers), Sue Robota (Receptionist and Accountant), Elizabeth Novosel (Part-time Staff), Joe Brooks, (Maintenance Supervisor), and 22 members.

Jim Welch called the 2013 annual meeting to order at 7:02 p.m. Based on over 963 valid absentee ballots mailed in prior to the meeting, a quorum was achieved.

Member Tim Lank moved, Dave Meyer seconded that the Minutes of the 2012 annual meeting be approved. Motion carried.

Jim Welch introduced board members, committee members, the MPRHOA staff, and thanked members for attending.

Annette Arnce and Bruce Jensen gave candidate speeches.

Jim Welch gave his State of the Association indicating improvements and savings in 2013. The projects discussed were:

- More street corner renovations were completed this year, which included installation of red sedona granite, decorative boulders, and desert plants adding value and attractiveness to the community. The goal is to keep moving toward water savings and xeriscape.
- We continually add fresh granite and rock to MPRHOA washes and areas in the community needing attention to prevent further erosion damage and deter future cost.
- We added protector mesh metal cages to back flow irrigation devices to prevent theft. We were one of the first in the area to install these cages before more backflows could be stolen.
- Added decorative stone fascia around pool spas to protect walls at all 3 rec centers.
- Currently gathering bids to begin stucco repairs for common area walls around the community in year 2014.
- Resurfaced basketball court at rec center 1.
- Added boulders in a common area off Ray Road to deter future maintenance and damage caused by vehicles driving on the common area landscape.
- We now have all of our association governing documents on computer disc to save money on copying and postage.
- Year 2014 brings more erosion controls measures, street corner renovations, additional and continued efforts working with the City of Phoenix to maintain their areas in MPRHOA among other improvements enhancing the community.

Diane Krecker and Denise Anderson presented reports on 2013 violations. A homeowner asked why there were variances with violations in some months. Diane Krecker explained that rain in the months of March and July caused an increase in landscape violations, and also in April and August of 2013. She further explained weather and economics play a part in the difference of violations from year to year.

Paul Hansen of Butler & Hansen CPA Firm gave a positive report regarding MPRHOA's financials, and reviewed the audit report from year 2012, reporting that MPRHOA is financially healthy.

Jim Welch reminded that ballot boxes were available until 7:45 pm for anyone who had not yet voted. He then opened the floor for questions and comments.

1. A homeowner asked if MPRHOA was going to replace trees in the city wash that runs from Ray Road to Chandler Blvd. Jim Welch and Mike Underwood (Paramount Landscaping) explained this was City of Phoenix property and we were working with the city on replacements, however city irrigation lines need to be repaired before any replacement trees can be planted.
2. A homeowner asked if there was a criteria for being on a committee or board. Jim Welch explained that finding volunteers can be a challenge and that previous HOA experience like being on a board of directors, or serving on a committee is helpful, but not necessary to become a candidate.
3. A homeowner asked how many trees were damaged in the July 2013 microburst and what is being done to replace the damaged trees. Mike Underwood reported 260 trees were lost, with many more needing attention to keep them healthy. Planting replacement will start in the spring of 2014. Jim Welch said they are still working with the insurance company on reimbursements.
4. A homeowner asked about the possibility of building a clubhouse. Both Jim Welch and Joe Giumette explained the challenges, which are mainly economics. There had been discussion on building one at Rec. 2, however it was tabled due to the impact it would have on the surrounding properties. Further discussion was on the vacant lot next to the HOA office as being a possible location and Jim Welch responded that just the start up costs are extreme. Joe Giumette reported that typically developers build these centers to attract buyers, however building one after the community is built is expensive and they are often not used enough to justify the costs.
5. A homeowner asked about the deficit in the 2014 budget and if it was a trend. Nancy Klinger explained that budgeted items sometimes run at a deficit and may not necessarily be determined by trends, but other forecasted conditions.
6. A homeowner asked if we knew how many people use the pools. Answer was the pools are heavily used during different times of the year with Rec. center 1 being the most used because it is heated during cooler months. However, no official count has been recorded.

With no further questions or comments, Bruce Jensen moved, Tim Lank seconded to adjourn the meeting at 8:06pm. Motion carried.