

**MOUNTAIN PARK RANCH HOMEOWNERS ASSOCIATION**  
**2014 ANNUAL MEETING OF THE MEMBERSHIP**  
**Pecos Community Center**  
**17010 South 48<sup>th</sup> Street, Phoenix, AZ**  
**OCTOBER 21, 2014**

Present: Board members: Patricia Bambridge (Vice President), Bruce Jensen (Treasurer), Annette Arnce (Secretary), and Harry Whitesell (Board Member). Absent: Joe Giumette (President). Staff members: Jim Welch (Executive Director), Nancy Klinger (Controller), Diane Kreckler and Denise Anderson, (Community Association Managers), Sue Robota (Receptionist, Accounts Receivables/Payables), Lizabeth Novosel (Part-time Staff), Joe Brooks, (Maintenance Supervisor), Michael Underwood from Paramount Landscaping and Paul Hansen and Lisa Morse from Butler/Hansen CPA Firm, and 24 members.

Jim Welch called the 2014 annual meeting to order at 7:02 p.m. Based on over 1422 valid absentee ballots mailed in prior to the meeting, a quorum was achieved.

Member John Jellum moved, Mike Marks seconded that the Minutes of the 2013 annual meeting be approved. Motion carried.

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

Mark Brown gave his candidate speech.

Jim Welch gave his State of the Association Address indicating improvements and savings in 2014. Projects discussed were:

- Additional street corner renovations were completed this year, which included installation of granite, boulders and desert plants adding to the value and attractiveness of the community, with the goal of saving on water usage.
- Installation of fresh granite and rock to MPR washes and common areas around the community in need of attention to prevent further erosion.
- Added additional protector cages to back flow irrigation devices to prevent theft.
- Applied stone fascia around the pool spas at all three recreation centers for aesthetics and to protect the walls from the sun, water, etc.
- Began stucco repair and painting on the common area walls around the community.
- Added boulders in common areas to deter future maintenance and damage caused by utility vehicles driving on our common area landscape.
- Completed an erosion project behind homes that back up to hillsides to prevent flooding into their yards.
- When trees are downed during high wind and rain storms, the landscapers will cut the trunks into manageable logs and leave them on the side of the road for homeowners to pick up, saving the HOA on the cost of dump fees.
- Added new chairs and tables to the recreation centers in an effort to maintain the centers in a manner in which homeowners expect.

Jim Welch discussed the financial health of the community stating the current 2014 budget is approximately \$2.3 million, with \$2.5 million in reserves, all under a 1% delinquency rate. A few of the items contributing to the financial health were:

- Managed to keep assessments low, with no assessment increase for 2015, by proper budgeting, staying within budgetary line item amounts and proactively planning and mapping out future expenses before they materialize, such as erosion control and satellite clocks.
- Properly insured for adverse weather such as the July 2013 microburst.
- Proper bidding and researching contractors and using contractors who are licensed and insured.

Diane Kreckler and Denise Anderson presented reports on 2014 violation trends.

Paul Hansen of Butler & Hansen CPA Firm gave a positive report regarding MPRHOA's financials, and reviewed the audit report from year 2013, reporting that MPRHOA is financially healthy and a well-run HOA.

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.

Q: A homeowner asked Jim Welch about the pickleball court survey and how many courts would potentially be installed.

A: Jim Welch answered that he had been asked by a few members in the past if MPRHOA could incorporate pickleball. He approached the board of directors with the idea and it was suggested to send out a survey to the membership and see what type of response was received, and if it was a positive response to add pickleball, the board would further pursue, and that's how the survey evolved. The recreation center on Ranch Circle North would be the subject court used and we would install two pickleball courts on one tennis court.

Q: A homeowner inquired about the sport of pickleball.

A: Board member Harry Whitesell gave an overall explanation of pickleball and how the game is played, stating it's similar to tennis but on a much smaller scale and you use a paddle and a whiffle ball on a modified tennis court.

Q: A homeowner inquired about the lack of attention to the City of Phoenix washes and deterioration of the city streets throughout the neighborhoods and around the community and what was being done.

A: Jim Welch answered that the HOA continually tries to work with the City of Phoenix, however according to the City they have budget cuts and less workers in this area, therefore services have suffered. However, this could change at any time due to changes in city budgets, funding levels, and the condition of the washes and roadways.

Q: A homeowner asked about the deficit in the 2015 budget and if it was a trend.

A: Nancy Klinger explained that reserve budget items are taken directly from the reserve study. A budget deficit will occur when the recommended annual contribution to reserves is less than the forecasted spending. Next year's contribution will cover future projects while funding to cover next year's expenditures was collected over previous years.

Q: A homeowner complimented Paramount on their exceptional job of keeping the community beautiful. The same owner asked if fines have increased or decreased over the past years for homeowner violations.

A: Diane Kreckler and Jim Welch explained that fines have been relatively low compared to past years due to the manager's working more closely with homeowners and offering suggestions for them to bring their properties into compliance.

With no other questions or comments, Jim Welch thanked all for attending the meeting.

Adjournment: Patricia Bambridge moved, Walter Austin seconded to adjourn the meeting at 7:58 pm. Motion carried.

*Submitted by Denise Anderson, MPRHOA acting secretary, October 21, 2014.*