

Mountain Park Ranch Homeowners Association
Board of Directors Meeting
Tuesday, May 27, 2014
15425 S. 40th Place, Suite 4, Phoenix, AZ 85044

Minutes of Open Session

Present: Board Members: Annette Arnce, Patricia Bambridge, Joe Giumette, and Harry Whitesell. Absent, Bruce Jensen. Also present were Jim Welch, Executive Director, Michael Underwood of Paramount Landscaping and homeowners Deanna Castle and Mike Marks.

Call to Order: With quorum requirements met, Board President Joe Giumette called the meeting to order at 6:00 p.m.

Approval of Prior Minutes:

Harry Whitesell moved, Annette Arnce seconded to approve the April 22, 2014, minutes as presented. Motion carried 4-0.

Comments/Questions from Association Members or Attendees:

Patricia Bambridge moved, Annette Arnce seconded to approve a homeowner's request to keep a tree sculpture in her front yard, contingent upon if at any time the sculpture shows signs of deterioration from age, elements, pests, decay, etc., homeowner agrees to remove. Motion carried 2-1. Joe Giumette abstaining. Following the vote, it was suggested that the ARC create a proposal to establish guidelines that better define or interpret the CC&Rs with regard to ornamental structures with street visibility. It is recognized that this evening's Board decision sets a precedence and it was suggested that neighbors be given an opportunity to provide their input if and when such structures become an issue. There were no other questions or comments from members or attendees.

Committee Reports:

Landscaping Committee

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

- Observing stressed trees due to lack of rain.
- The tree root training of recently planted trees to search for their own water supply between regularly scheduled watering.
- Noticeable increase of trash and debris in common areas due to summer break.

There were no other questions regarding landscaping.

Budget and Finance Committee

- Joe Giumette moved, Harry Whitesell seconded to accept the committee's recommendation and approve the April 2014 financial statements as presented. Motion carried 4-0.
- Annette Arnce moved, Joe Giumette seconded to accept the committee's recommendation and approve \$50,000 in reserve funds to be invested in a 3-year CD. A 6 month – 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. Motion carried 4-0.
- Nancy Klinger and Jim Welch will begin the 2015 preliminary line item draft budget review.

Architectural Review Committee (ARC)

Joe Giumette had questions regarding the denied paver installation requests. Jim Welch explained the dimensions of the pavers and the total property frontage were not within the architectural committee's guidelines, and he is working with the homeowners to find other options to bring them into compliance. There were no other questions or comments.

Fourth of July Parade, Ad Hoc Committee

Jim Welch updated the board on the upcoming 4th of July Parade which will be held on Friday, July 4, 2014, with the following information:

- An ad will be placed in two editions of the June 2014 Ahwatukee/Foothills News, as done in prior years, to notify of the event.
- Parade will take place at Recreation Center 3, off Thunderhill near Ray Road.
- Insured vendors, "Matt the DJ" and "Slide & Bounce" have been booked, as in previous years, to spin the records and host all kid games.

Items Requiring Board Decisions or Approval:

Recreation Center One – Kiddie Pool Interior Tile Replacement:

Patricia Bambridge moved, Joe Giumette seconded to accept Shasta's bid of \$9,540.00, to replace the kiddie pool tile at recreation center one. Tiles are starting to loosen due to age and ground movement creating a need to replace for safety and to comply with Maricopa County pool guidelines. Patricia Bambridge also noted to inquire with Shasta about a longer warranty period, if possible. Motion carried 4-0.

Executive Directors Report of Completed and Pending Projects:

The board was updated on the following projects by Jim Welch:

- Recreation Center One – Closed June 2-16 for yearly maintenance repairs. Repairs include pool decking, touch up painting, replenishing granite, installing desert plants, etc.
- Water Drainage Letters – Letters are being sent in June 2014 to homeowners who back up to certain hillside preserves instructing them to keep drainageways clear of debris for proper water flow during the upcoming monsoon season.
- Spring/Summer 2014 Newsletter – Completed and sent to the printing company to include with the assessment mailing to save on postage.
- Annual Meeting Information – Jim informed the Board of the 2014 annual meeting calendar of events.
- Nomination Committee - Jim informed the Board of the need for a nomination committee to be selected as it relates to filling the two Board positions that will become vacant this year.

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, Joe Giumette moved, Harry Whitesell seconded to adjourn the meeting at 6:55 pm. Motion carried 4-0.

Denise Anderson

Acting Secretary, by approval of the Board, submitted May 27, 2014