

Mountain Park Ranch Homeowners Association
Board of Directors Meeting
Tuesday, April 23, 2024
MPRHOA Office
15425 S. 40th Place, Suite 4, Phoenix, AZ 85044
6:00 pm
Minutes of Open Session

Present: Board Members: Patricia Bambridge (via speakerphone), Grant Gosselin, Don Hammer (via speakerphone), Bruce Jensen

Staff present: Controller Emma Kroum, Executive Director Jim Welch

Call to Order: With quorum requirements met, Bruce Jensen called the meeting to order at 6:05 pm.

Approval of Minutes: Don Hammer moved, Grant Gosselin seconded to approve the March 26, 2024, Open Meeting Minutes as presented. Motion carried 4-0.

Committee Reports:

Landscaping Committee:

- The Board was updated on current landscaping around the community.

Budget & Finance Committee:

Financial Statements:

- Grant Gosselin moved, Don Hammer seconded to accept the Committee's recommendations and approve the March 2024, financial statements as presented. Motion carried 4-0.

CD Investments:

- Don Hammer moved, Bruce Jensen seconded to accept the Committee's recommendations and approve the below CD. Motion carried 4-0.
 - Re-Invest Operating \$40k CD in a Short-Term CD (1 year and under)

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 Emma Kroum 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.

Architectural Review Committee: (ARC)

- There were no requests for review this past month.

Fourth of July Parade (Ad-Hoc Committee)

- Preparations are now being made for the upcoming Fourth of July Parade, which will be held on Thursday, July 04, 2024.
- Andy Hayes has volunteered to chair the event again, as he has done in previous years. Staff will be facilitating the DJ, Bouncy games/toys, hotdog vendor, and coordinating with the City of Phoenix to help in the Parade.

Executive Director Jim Welch reported on the following to the Board:

Reserve Study 2024:

- We have scheduled our Reserve Study for 2024. The Engineer will meet on-site to go over all amenities, etc., with Staff in June. A draft report should be within 60 days after the site inspection.

Pickleball Update:

- Recreation Center 1 tennis/pickleball court conversion to all pickleball is now completed. All work was done satisfactory and per contract.

Recreation Center 1 – Proposed Additional Parking:

- Bruce Jensen moved, Grant Gosselin seconded to accept the Bowman Engineers proposal for \$6,000, and for the Engineer to continue working with the City of Phoenix on the proposed Ranch Circle South additional parking for Members and their guests. Motion carried 3-1.

Summer 2024 Newsletter:

- A draft of the upcoming newsletter will be available soon. The newsletter will accompany the July 01, 2024, assessment payment notice, which is scheduled to be mailed out in late May 2024, to all MPRHOA Members.

Community Association Managers Report:

- There were no questions on the Community Association Manager's reports.

Adjournment: With no further business to discuss or questions regarding the MPRHOA community, Bruce Jensen moved, Grant Gosselin seconded to adjourn the meeting at 6:30 pm. Motion carried 4-0.

Respectfully Submitted, *Emma Kroum* (Acting Secretary, by approval of the Board, submitted April 23, 2024)