

**Mountain Park Ranch Homeowners Association  
Board of Directors Meeting  
Tuesday, June 25, 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, 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 6:08 pm.

**Approval of Minutes:** Bruce Jensen moved, Don Hammer seconded to approve the May 28, 2024, Open Meeting Minutes as presented. Motion carried 4-0.

**Comments/Questions from Association Members or Attendees:**

- Don Hammer moved, Grant Gosselin seconded to reject Account #35-100, for a homeowners request for a variance to change their iron rail fence to a block wall. Motion carried 4-0.

**Committee Reports:**

Landscaping Committee:

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

Budget & Finance Committee:

Financial Statements:

- Patricia Bambridge moved, Bruce Jensen seconded to accept the Committee's recommendations and approve the May 2024, financial statements as presented. Motion carried 4-0.

CD Investments:

- Bruce Jensen moved, Grant Gosselin seconded to accept the Committee's recommendations and approve to invest the \$50k Operating fund CD in a short-term CD (1 year and under).
- Don Hammer moved, Grant Gosselin seconded to accept the Committee's recommendations and approve to re-invest the maturing \$150k Operating fund CD in a long-term CD (over 1 year).

*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 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, other than Account #35-100, for Board of Director review this past month.

Fourth of July Parade (Ad-Hoc Committee)

- We are all set for the upcoming Fourth of July Parade, which will be held on Thursday, July 04, 2024.

**Executive Director Jim Welch reported to the Board on action items in the community.**

- Bruce Jensen moved, Grant Gosselin seconded to appoint homeowner Jason Boelke to the recently vacated Board position. Jim Welch read Jason's bio to the Board. Motion carried 3-1, with one abstaining.

Annual Meeting Information:

- The Board was updated on the October 2024 Annual Meeting calendar of events.

Nominating Committee:

- Jim Welch informed that a Nominating Committee of at least three MPRHOA non-running Members need to be appointed to review upcoming candidate statements in preparation for the October 2024 Annual Meeting.
- Bruce Jensen moved, Grant Gosselin seconded to appoint, homeowner Linda Utt, Patricia Bambridge, Grant Gosselin, Don Hammer, and for Bruce Jensen as chairperson for the Nominating Committee. Motion carried 4-0.

Reserve Study 2024:

- The Reserve Study Engineer met on-site this month to go over all amenities, etc. A draft report should be ready within 30 days after the site inspection.

Recreation Center 1 - Yearly Pool Area Maintenance:

- In July for about 10 days, we are set to close Recreation Center 1 pool area, located on Ranch Circle South & Mountain Parkway, for normal yearly maintenance repairs as done each year at this time.

Patricia Bambridge leaving the meeting at this time.

ARS: 33-1818. Community Authority over Public Roadway Parking:

- Don Hammer moved, Grant Gosselin seconded to approve Attorney Chandler Travis to draft a document to insert with our upcoming annual meeting mailing, in regards to voting on new parking laws for HOA's that takes effect next year, on June 30, 2025. This new law impacts the ability of planned communities (MPRHOA) to regulate vehicle parking on public streets. Motion carried 3-0.

Recreation Center 1 – Parking Addition:

- The Street Engineer is working with the City right now on the proposed Ranch Circle South Road vehicle parking addition. We will keep the Board of Directors updated as we proceed.

Community Association Managers Report:

- There were no questions on the Managers Report.

**Adjournment:** With no further business to discuss or questions regarding the MPRHOA community, Bruce Jensen moved, Grant Gosselin seconded to adjourn the meeting at 6:58 pm. Motion carried 3-0.

*Respectfully Submitted, Emma Kroum (Acting Secretary, by approval of the Board, submitted June 25, 2024)*