

**Mountain Park Ranch Homeowners Association  
Board of Directors Meeting  
Tuesday, January 24, 2012  
15425 S. 40<sup>th</sup> Place, Suite 4, Phoenix, AZ 85044**

**Minutes of Open Session**

**Present:** Board Members: Mark Brown, Glenn Dickenson, Joe Giumette, and Nancy Klinger. Excused absence Cathy McDaniel. Also present were Liz Johnson, Controller, Jim Welch, Executive Director, Clif Sawyer of the Budget and Finance Committee, and homeowner Mike Marks.

**Call to Order:** Board Vice President Mark Brown called the meeting to order at 6:00 p.m.

**Approval of Minutes:**

Glenn Dickenson moved, Joe Giumette seconded to approve the November 22, 2011, minutes as presented. Motion carried 4-0.

**Homeowners/Others Comments:**

Homeowner Mike Marks asked if there were any plans to introduce new exterior home paint colors in the future. Jim Welch said there have not been any changes planned, however he would discuss paint options with the architectural committee at their next meeting.

There were no other questions or comments from homeowners.

**Committee Reports:**

Architectural Review Committee (ARC)

The board reviewed the January 2012 ARC minutes. There were no questions or comments regarding the ARC.

Budget and Finance Committee

- Nancy Klinger moved, Joe Giumette seconded to accept the committee's recommendations and approve the November 2011 financial statements as presented. Motion carried 4-0.
- Joe Giumette moved, Nancy Klinger seconded to accept the committee's recommendations and approve the December 2011 financial statements as presented. Motion carried 4-0.
- Nancy Klinger moved, Joe Giumette seconded to accept the committee's recommendation and invest \$200,000 in CDs or a money market account ranging from a 12 month – 36 month period as shown on the investment report. Motion carried 4-0.

Questions regarding insurance reimbursements, aged receivables, and the allowance for doubtful accounts were addressed.

Landscaping Committee

There were no questions or comments on Landscaping.

**Items Requiring Board Decisions, Approval or Discussions:**

Spring 2012 Newsletter

- Joe Giumette moved, Nancy Klinger seconded to approve the winter 2012 newsletter draft as presented and to send it to the printers. Motion carried 4-0.

### Personnel Policy Manual

- Joe Giumette moved, Glenn Dickenson seconded to table the draft office employment policy manual for further review. Motion carried 4-0.

### Shade Structure

- After receiving additional information on the shade structure which was previously reviewed by the board, Joe Giumette moved, Glenn Dickenson seconded to approve the homeowners shade structure variance request. Motion carried 4-0.

### Vacant Land

- Joe Giumette moved, Glenn Dickenson seconded to table the vacant land improvement project to gather more information regarding the cost to build a block building versus a modular building. Motion carried 4-0.

### **Executive Directors Report of Completed and Pending Projects:**

The board was updated on the following projects:

- 2012 Street Corner Renovations  
Street corners renovations are in the final stages of completion. Inspections will take place when completed.
- Recreation Center Bathroom Renovations  
Bathroom renovations will begin with Recreation Centers 2 & 3 during the month of February. New sinks, toilets, and bathroom painting is scheduled.

### **Property Manager's Report:**

The board had no questions after reviewing the monthly property manager's report.

**Adjournment:** With no further business to discuss, Joe Giumette moved, Glenn Dickenson seconded to adjourn the meeting at 6:53 pm. Motion carried 4-0.

*Denise Anderson*

*Acting Secretary, by approval of the Board, submitted January 24, 2012*