

**MOUNTAIN PARK RANCH HOMEOWNERS ASSOCIATION
2011 ANNUAL MEETING OF THE MEMBERSHIP
GRACE INN
10831 S. 51ST STREET, PHOENIX, AZ
OCTOBER 18, 2011**

Present: Board members Cathy McDaniel (president), Nancy Klinger (treasurer), Glenn Dickenson (secretary), and Joe Giumette. Absent Mark Brown. Staff members Jim Welch (executive director), Liz Johnson (controller), Diane Kreckler and Denise Anderson (property managers), Sue Robota (receptionist and accountant), Lizabeth Novosel (part-time staff), Joe Brooks, (maintenance supervisor), and 19 members.

Jim Welch called the 2011 annual meeting to order at 7:01 p.m. Based on over 835 valid absentee ballots mailed in prior to the meeting, a quorum was achieved.

Member Roseanne Wagner moved, Scott Klinger seconded that the Minutes of the 2010 annual meeting be approved. Motion carried.

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

In her Presidents address, Cathy McDaniel gave an overview of projects completed during 2011 including; implementation of the GPS satellite watering system, installation of new playground equipment, and the overall decrease of violations. She commended and thanked the MPR staff for their work.

Glenn Dickenson gave his candidate speech. He introduced himself as a present board member and stated his interest of continuing on the board, and maintaining the community to high standards and assisting office staff and homeowners.

Cathy McDaniel gave her candidate speech. She introduced herself as a school principal with a doctorate in education, and a professor for a local college. She gave thanks for the opportunity to serve and give back to the community by continuing as a board member for 2012.

Jim Welch gave his State of the Association address updating current and future projects. Some items discussed were:

- Accelerated tree trimming prior to monsoon season
- Street corner renovations
- Granite and rock replenishment in washes for erosion control
- Iron rail project around community
- Installation of GPS water monitoring systems
- New playground equipment at two recreation centers

A chart of violations was displayed showing how violations have decreased over the past several years due to better communication with homeowners, and by the property managers recommending to homeowners how to better resolve violations.

Jim Welch informed of a potential project for 2012 being discussed with committees and the board to utilize and improve the vacant lot next to the association office for maintenance staff. It would serve as a workshop for in-house repairs, storage for MPRHOA supplies, storage for landscape supplies, a meeting place for contractors, among other uses. It would also save money from costs of off-site storage presently incurred.

Paul Hansen of Butler, Jones, & Hansen CPA firm was introduced. Paul Hanson gave a positive report regarding MPRHOA's financials, and reviewed the audit report from year 2010 claiming MPRHOA was financially healthy.

Jim Welch reminded that the ballot boxes were available until 7:45 pm for anyone who had not yet voted. He then opened the floor for questions and comments.

1. A homeowner asked how long would landscaping debris be stored at the proposed vacant lot? Jim answered that if this project were approved, then Waste Management would pick up approximately 1-2 times per week.
2. A homeowner asked for clarification on three line items from the budget that were answered by Liz Johnson.

With no further questions or comments, Theresa McElroy moved, Roseanne Wagner seconded to adjourn the meeting at 7:52 p.m. Motion carried.

Submitted by Denise Anderson, MPRHOA acting secretary