

MOUNTAIN PARK RANCH HOMEOWNERS ASSOCIATION
2015 ANNUAL MEETING OF THE MEMBERSHIP
Four Points Sheraton Phoenix S. Mtn.
10831 South 51st Street · Phoenix, Arizona, 85044 (Former Grace Inn)
Tuesday, 7 pm.
OCTOBER 20, 2015

Present: Board members: Annette Arnce, Secretary, Mark Brown, Board President. Absent: Bruce Jensen, Vice President, Tim Seyfarth Treasurer, and Harry Whitesell, Board Member. Candidates Patricia Bambridge and Link Paffenbarger, Staff members: Jim Welch, Executive Director, Nancy Klinger, Controllor, Diane Kreckler and Marty Schlueter, Community Association Managers, Joe Brooks, Maintenance Supervisor, Michael Underwood from Paramount Landscaping, and Paul Hansen from Butler/Hansen CPA Firm, and 23 members.

Jim Welch called the 2015 annual meeting to order at 7:02 p.m. Based on over 864 valid absentee ballots mailed in prior to the meeting, a quorum was achieved.

Member Link Paffenbarger moved, Clif Sawyer seconded that the Minutes of the 2014 annual meeting be approved. Motion carried.

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

Mark Brown gave his candidate speech and thanked members for attending.

Candidates Patricia Bambridge and Link Paffenbarger introduced themselves and discussed why they were running for a board position.

Jim Welch gave his State of the Association Address indicating improvements and savings in 2015. Projects discussed were:

- Began stucco repair and painting on the common area walls around the community.
- Added additional protector cages to back flow irrigation devices to prevent theft.
- Added boulders in common areas to deter future maintenance and damage caused by utility vehicles driving on our common area landscape.
- Additional street corner renovations were completed this year, which included installation of granite, boulders and desert plants adding to the value and attractiveness of the community, with the goal of saving on water usage.
- Installation of fresh granite and rock to MPR washes and common areas around the community in need of attention to prevent further erosion.
- Completed an erosion project behind homes that back up to hillsides to prevent flooding into their yards.
- When trees are downed during high wind and rain storms, the landscapers will cut the trunks into manageable logs and leave them on the side of the road for homeowners to pick up, saving the HOA on the cost of dump fees.

Jim Welch discussed the financial health of the community stating the current 2015 budget is approximately \$2.3 million, with \$2.5 million in reserves, all under a 1% delinquency rate. A few of the items contributing to the financial health were:

- Managed to keep assessments low, with no assessment increase for 2015, by proper budgeting, staying within budgetary line item amounts and proactively planning and mapping out future expenses before they materialize, such as erosion control and satellite clocks.
- Properly insured for adverse weather such as the July 2013 microburst.
- Proper bidding and researching contractors and using contractors who are licensed and insured.

Paul Hansen of Butler & Hansen CPA Firm gave a positive report regarding MPRHOA's financials, and reviewed the audit report from year 2014, reporting that MPRHOA is financially healthy and a well-run HOA.

Jim Welch reminded that ballot boxes were available until 7:45 pm for anyone who had not yet voted. He then opened the floor for questions and comments and said all questions and answers would be posted on the MPRHOA website.

With no other questions or comments, Jim Welch thanked all for attending the meeting.

Adjournment: Janice Hill moved, Craig Peck seconded to adjourn the meeting at 7:51 pm. Motion carried.