Present: Board Members: Patricia Bambridge, Bruce Jensen, Link Paffenbarger, Tammy Rowles and Tim Seyfarth. Also present was Controller Emma Kroum, Executive Director Jim Welch, Clif Sawyer representing the Budget & Finance Committee, Mike Underwood from Paramount Landscaping and homeowner Mike Marks.

Call to Order: With quorum requirements met, Board President Tim Seyfarth called the meeting to order at 6:00 pm.

Approval of Prior Minutes: Tammy Rowles moved, Bruce Jensen seconded to approve the October 24, 2017, minutes as presented. Motion carried 5-0.

Comments/Questions/Submittals from Association Members or Attendees:

- Acct # 02-157 - Exterior Faux Wood Garage Door Variance Request:
The board approved this variance contingent upon the homeowner submitting to the HOA an exact picture of the door, including any accessories, handles, colors, etc., they are proposing, so board/staff can further review prior to installation.

- Acct # 27-353 – Violation Inspections:
There was no board action needed at this time and Jim Welch mentioned that violations noted by the homeowner were being addressed by staff.

Committee Reports:

Landscaping Committee:

Michael Underwood of Paramount Landscaping discussed the following:

- Working with the City of Phoenix regarding a traffic citation issued by the City for trimming trees on Ray Road. Bruce Jensen said he would also look into this.

- Crews are removing many dead or dying Oleanders and replacing with new ones.

There were no other questions regarding landscaping.

Budget and Finance Committee:

Financial Statements:

- Link Paffenbarger moved, Tammy Rowles seconded to accept the committee’s recommendations and approve the October 2017 financial statements as presented. Motion carried 5-0.

CD Investments:

- There were no investments this month.

IRS: Resolution Relating to Membership Income: (Ruling 70-604):

- Patricia Bambridge moved, Bruce Jensen seconded to accept the committee’s recommendation and approve the Resolution Relating to Membership Income document relating to the IRS Revenue Ruling 70-604. IRS Ruling 70-604 states that any excess membership income remaining at the end of the year shall be carried over and applied against the subsequent tax year. Motion carried 5-0
Architectural Review Committee: (ARC)

- There were no questions regarding the architectural committee other than Jim Welch mentioned that certain off-road looking vehicles often seen around the community would be considered in compliance with MPRHOA rules as long as they are properly licensed and fit all criteria with Arizona laws regarding street legal vehicles.

Executive Director Jim Welch reported on the following:

- Semi-annual drainage cleaning reminder letters were mailed out in early November to several homeowners who back up to hillside preserves that have experienced flooding in the past.

- Recreation center winter inspections will be conducted during the next couple of months and Jim Welch said he will be meeting with contractors and maintenance staff to complete these comprehensive inspections at recreation centers 2 & 3.

- Jim Welch briefed the board on the proposed tennis court post tension project at Recreation Center 3. He is putting together a complete tennis court package, as well as a pickleball noise study for the board to review in January 2018.

December 2017 Board Meeting:

- Link Paffenbarger moved, Patricia Bambridge seconded to cancel next month’s December board meeting due to the Holiday. Motion carried 5-0.

Community Association Managers Report:

There were no questions on the manager’s reports.

Other Business:

- Bruce Jensen moved, Tammy Rowles seconded that the architectural committee start putting together examples of exterior looking wood garage doors showing different wood stain colors, designs, options, etc., and for the committee to review, evaluate, and present to the board this information when completed. Motion carried 5-0.

- Homeowner Mike Marks asked about what appeared to be a darker color at the recreation center 1 interior pool. Jim Welch advised that he will check it out, and did note sometimes after wind storms and monsoon weather the pool interiors appear darker due to dirt and debris, however the pools are cleaned and checked daily.

Adjournment: With no further business to discuss or questions regarding the community, Bruce Jensen moved, Tammy Rowles seconded to adjourn the meeting at 6:30 pm. Motion carried 5-0.

Respectably Submitted,
Emma Kroum, Acting Secretary, by approval of the Board, submitted November 28, 2017.