Present: Board Members: Patricia Bambridge, Bruce Jensen, Link Paffenbarger, Tammy Rowles. Absent: Tim Seyfarth. Also present was Controller Emma Kroum, Community Manager Marty Schlueter, Executive Director Jim Welch, and homeowners Teresa Fogle and Mike Marks.

Call to Order: With quorum requirements met, Board Vice President Link Paffenbarger called the meeting to order at 6 pm.

Approval of Prior Minutes: Bruce Jensen moved, Tammy Rowles seconded to approve the November 28, 2017, minutes as presented. Motion carried 4-0.

Comments/Questions/Submittals from Association Members or Attendees: Homeowner Teresa Fogle presented the board with a proposal she believes would save costs and improve the existing MPRHOA newsletter, using her company. The board did not consider her proposal at this time because she was not on the agenda and the information presented was returned to her.

Committee Reports:

Landscaping Committee:
There were no questions regarding landscaping on the property.

Budget and Finance Committee:

Financial Statements:
Patricia Bambridge moved, Bruce Jensen seconded to accept the committee’s recommendations and approve the November and December 2017 financial statements. (Emma noted to the board that the year-end December financials still need final review and may reflect adjustments after the audit). Motion carried 4-0.

Link Paffenbarger moved, Tammy Rowles seconded to accept the committee’s recommendations and approve the below investments. Motion carried 4-0.

CD Investments:
- (From December 2017) Re-invest the maturing $202k reserve fund CD into a 2-year reserve fund Schwab CD to mature in January 2020.
- (From January 2018) Re-invest the maturing $50K operating CD with Schwab in a 1-year CD to mature in February 2019.
- (From January 2018) Re-invest the maturing $54K reserve CD with Schwab in a 2-year CD to mature in February 2020.

Architectural Review Committee: (ARC)

- There were no questions regarding the architectural committee.
- Jim Welch displayed a picture of the garage door variance that was previously approved by the board, for their reference.
Executive Directors report and items needing board review and approval:

Recreation Center 3 Playground Equipment: (Thunderhill & Ray Road)

- **Playground Equipment**: Patricia Bambridge moved, Bruce Jensen seconded to accept the bid proposal to relocate part of the existing playground equipment which is now directly located under and reachable to the playground cover. Motion carried 4-0.

- **Playground Cover**: Bruce Jensen moved, Link Paffenbarger seconded to approve the bid to replace the damaged playground cover. Motion carried 4-0.

Property Insurance Renewal: (Years 2018-2019)
Bruce Jensen moved, Tammy Rowles seconded to approve continuing with the property insurance coverage proposal from Mahoney Insurance for years 2018-2019, and for Jim Welch to further negotiate additional tree coverage insurance. Motion carried 4-0.

Landscape Contract:
Patricia Bambridge moved, Link Paffenbarger seconded to terminate the existing Paramount Landscaping contract and for Jim Welch to send a termination letter effective February 01, 2018. Motion carried 4-0.

Recreation Center 3 - Tennis Court Post Tension Project: (Thunderhill & Ray Road)

- Bruce Jensen moved, Link Paffenbarger seconded to accept the tennis court bid proposal from Custom Courts & Tiles, the bid proposal from Phoenix Fence to replace the tennis court fencing and gate, and the bid proposal from Premise 1 to wire the gate for key FOB access. Project to start in April 2018 and by completed by May 2018. Motion carried 4-0.

- Link Paffenbarger moved, Bruce Jensen seconded that the funding for the total tennis court project come from reserves. Motion carried 4-0.

Pickleball Updates:
The board asked Jim Welch to continue with his pickleball noise study and talk to homeowners who live near the tennis courts regarding possible adverse noise from playing pickleball. Jim Welch mentioned that at this time we have some initial noise pre-testing going on with temporary pickleball courts in an effort to gather feedback.

Dropbox Vandalism Update:
Jim Welch updated the board on the office drop box that was vandalized and broken into either on Sunday, December 31, 2017, or Monday, January 01, 2018. The Police were contacted and any members who hadn’t paid their dues were contacted via letter to inform of this breach. Notification for members was also posted at the HOA office and on the website.

Community Association Managers Report:
There were no questions on the manager’s reports.

Adjournment: With no further business to discuss or questions regarding the community, Link Paffenbarger moved, Bruce Jensen seconded to adjourn the meeting at 7 pm. Motion carried 4-0.

Respectably Submitted,
Emma Kroum, Acting Secretary, by approval of the Board, submitted January 23, 2018