Present: Board Members: Patricia Bambridge, Bruce Jensen, Link Paffenbarger (via speakerphone for parts of the meeting due to cell phone connectivity interference), Tammy Rowles, Tim Seyfarth. Also present was: Controller Emma Kroum, Executive Director Jim Welch, Clif Sawyer of the Budget & Finance Committee, and resident Jason Ruybal

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

Approval of Prior Minutes: Tammy Rowles moved, Bruce Jensen seconded to approve the January 23, 2018, minutes as presented. Motion carried 5-0.

Comments/Questions/Submittals from Association Members or Attendees: There were no questions or comments from association members or attendees.

Committee Reports:

Landscaping Committee:

• Link Paffenbarger moved, Bruce Jensen seconded to approve Jim Welch to further obtain at least two more landscape bids for review. Motion carried 5-0.

• There were no other questions regarding landscaping on the property.

Budget and Finance Committee:

Financial Statements:

Patricia Bambridge moved, Tammy Rowles seconded to accept the committee’s recommendations and approve the January 2018 financial statements. Emma also noted there may be some minor adjustments on the financials after the audit is completed. Motion carried 5-0.

CD Investments:

Patricia Bambridge moved, Bruce Jensen seconded to accept the committee’s recommendations and approve the below investment. Motion carried 5-0.

• Re-invest the maturing $102K reserve CD with Schwab in a 30-month CD to mature in September 2020.

• Up to a 36-month period may also be utilized if rates become more favorable in an effort to keep the investment ladder adequately funded and allowing Emma to use the best available rates and terms. Due consideration will be given to keeping the money in a money market account if the rates are equal or better than the CD rates.

• Emma mentioned she has been working closely with the auditors and providing all documentation requested.
Architectural Review Committee: (ARC)

- At the request of the board, Jim Welch displayed several example pictures and new proposed rule guidelines for stained colored wood garage doors. The board agreed for Jim Welch to present this to the architectural committee for their final review and approval.

- There were no other questions regarding the architectural committee.

  Executive Director Jim Welch reported on the following:

Recreation Center 3 Playground: (Thunderhill/Ray Road)

- Playground parts and accessories have been ordered and we are anticipating the beginning of March 2018 to complete the modifications of the equipment.

Property Insurance Renewal: (Years 2018-2019)

- Our 2018-2019 property insurance is in force and it covers for; liability, crime, directors & officers, autos, umbrella, etc.

- We received our tree coverage insurance and they raised our tree coverage limits from $10k to $25k, however we are still negotiating. All other property coverages stay the same. MPRHOA has a perfect and unblemished claim history.

Pickleball – Recreation Center 1: (Ranch Circle South/Mountain Parkway)

- Plans to talk with neighboring homeowners on noise concerns, getting schematics from the tennis court company, and choosing what courts to use, are being addressed before proceeding with any decisions or agreements on pickleball.

MPRHOA Office Dropbox:

- For the continued convenience of our members, we installed a new 24-hour drop box mail slot at the office in an existing window and removed the old exterior drop box.

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

- Tennis court upgrades are scheduled to start April 2, 2018, which includes; post tension upgrades, fencing, new gate, etc. Completion of the project is scheduled within 60 days of that date.

- Installing LED lights at the tennis courts was discussed in an effort to look into changing out the existing tennis court lights at recreation center 3 (there are 16 lights all together) and switch to LED lights. Staff did a feasibility cost study and found LED lights were cost prohibitive at this time.

Pool Monitors for 2018 Swim Season:

- Pool Monitor applications are now being accepted for this year’s pool season. Monitor’s typical work schedules are from Memorial Day – Labor Day.

- With newer minimum wage laws, the minimum we can pay for monitors is $10.50 per hour.

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, Tammy Rowles moved, Bruce Jensen seconded to adjourn the meeting at 6:36 pm. Motion carried 4-0.

Respectably Submitted,
Emma Kroum, Acting Secretary, by approval of the Board, submitted February 27, 2018