

MOUNTAIN PARK RANCH HOMEOWNERS ASSOCIATION
2016 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 18, 2016

Present: Board members: Link Paffenbarger, Glenn Dickenson. Absent: Mark Brown, Patricia Bambridge, Tim Seyfarth. Also attending were: staff members: Jim Welch, Executive Director, Emma Kroum, Controller, Diane Kreckler and Marty Schlueter, Community Association Managers, Michelle Lossing receptionist –accounts payable/receivable, Lizabeth Novosel, Joe Brooks, Maintenance Supervisor, Michael Underwood from Paramount Landscaping and Paul Hansen from Butler/Hansen CPA Firm, and 22 members.

Jim Welch called the 2016 annual meeting to order at 7:02 p.m. Based on over 1200 valid absentee ballots mailed in prior to the meeting, a quorum was achieved.

Member Walter Austin moved, Link Paffenbarger seconded that the Minutes of the 2015 annual meeting be approved. Motion carried.

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

Link Paffenbarger gave his candidate speech and thanked members for attending.

Candidate Tammy Rowles was introduced and she discussed why she was running for a board position.

Jim Welch gave his State of the Association Address indicating improvements and savings in 2016. 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.

Jim Welch discussed the financial health of the community stating the current 2016 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 2017, 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 2015, reporting that MPRHOA is financially healthy and a well-run HOA.

Jim Welch reminded that locked ballot boxes were available at the back of the room 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 and that he would meet with the several homeowners in attendance to discuss future pickleball options for the community.

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

Adjournment: Mike Marks moved, Dr. Amy Puls seconded to adjourn the meeting at 8:02 pm. Motion carried.

Submitted by Diane Kreckler, MPRHOA acting secretary, October 18, 2016.