Present: Board Members: Patricia Bambridge, Bruce Jensen, Tammy Rowles, Tim Seyfarth. Absent: Link Paffenbarger. Staff present: Controller Emma Kroum, Executive Director Jim Welch. Also attending were Scott Needham, Owner of ProQual Landscape, Michael Underwood, Vice President of ProQual Landscape and Homeowners Tom and Carla Briggs.

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 July 24, 2018 minutes as presented. Motion carried 4-0.

Comments/Questions/Submittals from Association Members or Attendees: Homeowners Tom and Carla Briggs attended the meeting and appreciated the HOA’s response to removing some overgrown plants at their street corner intersection to gain better visibility. Tom said he would be willing to participate on the Landscape Committee since his background is in landscape design.

Committee Reports:

Landscaping Committee:

- Scott Needham introduced himself to the Board. He distributed a 60-day landscape performance project plan for MPRHOA and discussed ProQual’s enhanced GPS software system for mapping trees, time clocks, backflows, meters, pumps, etc.
- Michael Underwood updated the Board on ProQual Landscaping’s monthly activities.
- Bruce Jensen had a question on software proprietorship and would MPRHOA have ownership of the GPS tracking and inventory system of trees and other components if ProQual was no longer our contractor. Jim Welch will look into this and report back to the Board.

Budget and Finance Committee:

Financial Statements:

Tim Seyfarth moved, Tammy Rowles seconded to accept the Committee’s recommendations and approve the July 2018 financial statements as presented. Motion carried 4-0.

2019 Draft Budget:

- Tim Seyfarth moved, Bruce Jensen seconded to approve the draft “B” year 2019 budget as recommended by the Committee and to also approve the two line item adjustments for tree trimming and non-contract landscape repairs as recommended by Staff. Motion carried 4-0.
- Tim Seyfarth moved, Patricia Bambridge seconded to approve the year 2019 annual assessment rate to remain at $300.00 as recommended by the Committee. Motion carried 4-0.
- Tim Seyfarth moved, Bruce Jensen seconded to keep the maximum annual assessment for 2019 at its current $367.57 level with no increase as recommended by the Committee. Motion carried 4-0.

Architectural Review Committee: (ARC)

- There were no questions regarding the Architectural Committee.

Annual Meeting Information:

- An Annual Meeting calendar of events was provided to the Board. There were no questions on the calendar.
Recreation Center 1 - Additional Parking:

- Tim Seyfarth moved, Bruce Jensen seconded to table the proposed parking area addition until next year for recreation center 1 until further information could be obtained regarding costs, usage, feasibility, etc. Motion carried 4-0.

Recreation Center Pool Fence Repairs:

- Tim Seyfarth moved, Patricia Bambridge seconded to approve Phoenix Fence to repair several pool fences at recreation centers 2 & 3 which are rusting from exposure to pool water, chemicals, routine washing of pool decks, irrigation, and general Arizona elements. Funds would come from the reserve account. Motion carried 4-0.

Recreation Center 2 Playground Cover:

- Jim Welch showed pictures and the location of the recreation center 2 playground cover that sustained damage during a recent monsoon wind storm. The cover is being replaced by Safe & Sound Playground Company.

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

Adjournment: With no further business to discuss or questions regarding the community, Patricia Bambridge moved, Tammy Rowles seconded to adjourn the meeting at 6:30 pm. Motion carried 4-0.

Respectfully Submitted, Emma Kroum (Acting Secretary, by approval of the Board, submitted August 28, 2018)