

**MOUNTAIN PARK RANCH HOMEOWNERS ASSOCIATION**  
**2017 ANNUAL MEETING OF THE MEMBERSHIP**  
**Four Points Sheraton Phoenix S. Mtn. (Former Grace Inn)**  
**10831 South 51st Street · Phoenix, Arizona, 85044**  
**Tuesday, 7 pm.**  
**OCTOBER 17, 2017**

**Present:** Board members: Glenn Dickenson, Patricia Bambridge. Absent: Link Paffenbarger, Tammy Rowles, Tim Seyfarth. Also attending were Staff members: Jim Welch, Executive Director, Emma Kroum, Controller, Diane Kreckler, Community Association Manager, Lizabeth Novosel, Office Assistant, Joe Brooks, Maintenance Supervisor, Michael Underwood from Paramount Landscaping, Paul Hansen from Butler/Hansen CPA Firm and 26 members.

**Call to Order:** Jim Welch called the 2017 Annual Meeting to order at 7:02 p.m. Based on over 972 valid absentee ballots mailed in prior to the meeting, a quorum was achieved.

**Minutes:** Member Teresa Fogle moved, Harry Whitesell seconded that the Minutes of the 2016 Annual Meeting be approved. Motion carried unanimously.

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

Patricia Bambridge gave her President's message and candidate speech and thanked members for attending.

Jim Welch gave his State of the Association address for 2017. Items discussed were:

The continuation of adding fresh granite and rock to MPRHOA drainage washes and areas in the community needing attention to prevent further erosion damage to deter future cost, installing protector mesh metal cages to backflows, cutting up wood from fallen trees and leaving it so members can use it as firewood, iron rail painting has been completed around the community and recreation centers 1 & 2 tennis courts, located on Ranch Circle North and Ranch Circle South have been upgraded to post tension concrete tennis courts; pickleball was also added on an existing tennis court, among other items. Year 2018 brings more erosion control measures, street corner renovations to conserve on water by introducing more xeriscape, continued maintenance at all recreation centers, and persistent efforts working with the City of Phoenix to maintain their areas in MPRHOA among other improvements enhancing the community, including the future drafting of an Emergency Procedural Evacuation pre & post Disaster Recovery Plan.

Jim Welch discussed the financial health of the community stating the current 2017 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:

- We managed to keep assessments low, with no assessment increase for 2018, 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 utilizing satellite clocks.
- We maintain the proper insurance for adverse weather such as the July 2013 microburst.
- We properly obtain bids and research 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 ending 2016, reporting that MPRHOA is financially healthy and a well-run HOA.

Jim Welch reminded everyone that locked ballot boxes were 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 questions and answers would be posted on the MPRHOA website.

1. **Question:** On the 2016 financial statement, what were the improvements under major repairs and replacements?  
**Answer:** Emma Kroum briefed on each of these line items and described what they were designated for in the reserve study.
2. **Question:** Have we had the same problems in MPRHOA with high water bills that other HOA's and residents have had?  
**Answer:** Jim Welch answered that we haven't and we believe it is because of the satellite clocks we installed that control the water flow and we monitor continuous usage showing us any adverse readings. If we find any adverse readings we address the concern immediately.
3. **Question:** Denise Smith and another homeowner indicated that there are limited parking spaces at recreation center 1 on Ranch Circle South, and were there any future plans to add more parking spaces to the existing greenbelt. She also said she is a pickleball teacher at Pecos Park and that there are a lot of new pickleball players, so there will be more demand for parking due to higher court usage. She also requested recreation center 3 on Thunderhill that there be pickleball added to one of the courts.  
**Answer:** Jim Welch said he would discuss these items with the Board of Directors and post their comments in the open meeting minutes.
4. **Question:** Do we have a tree trimming schedule?  
**Answer:** Michael Underwood explained the tree trimming schedule and how Paramount maintains the over 6000 trees within MPRHOA.

Jim Welch asked again if there were any other questions. With no other questions or comments, Jim Welch thanked all for attending the meeting.

**Adjournment:** Harry Whitesell moved, Denise Smith seconded to adjourn the meeting at 8:00 pm. Motion carried.

*Submitted by,*  
*Diane Kreckler, MPRHOA acting secretary, October 17, 2017.*