Mountain Park Ranch Homeowners Association
Board of Directors Meeting
Tuesday, September 27, 2016
MPRHOA Office
15425 S. 40th Place, Suite 4, Phoenix, AZ 85044
6:00 pm
Minutes of Open Session

Present: Board Members: Patricia Bambridge, Mark Brown, Link Paffenbarger (arriving at 6:08pm) and Tim Seyfarth. Absent: Glenn Dickenson. Also present was Controller Emma Kroum, Executive Director Jim Welch and Michael Underwood of Paramount Landscaping.

Call to Order: With quorum requirements met, and approval from the other board members for Tim Seyfarth to chair the meeting, Tim Seyfarth called the meeting to order at 6:00 pm.

Approval of Prior Minutes: Patricia Bambridge moved, Mark Brown seconded to approve the August 23, 2016, minutes as presented. Motion carried 3-0.

Committee Reports:

Landscaping Committee - Michael Underwood updated the board on the following:

- With weather cooperating and cooler nights, crews are starting the prep work and overseeding of common areas and will be doing this for the next couple of weeks.
- Losing some Palo Verde trees due to age and drought conditions.
- Seeing more rodent type animals on the property, possibly coming off preserves looking for food/water.

There were no other questions on landscaping.

Budget and Finance Committee:

Financial Statements:
Patricia Bambridge moved, Link Paffenbarger seconded to accept the committee's recommendations and approve the August 2016, financial statements as presented. Motion carried 4-0.

CD Investments:
Link Paffenbarger moved, Patricia Bambridge seconded to approve the September 2016, investments as follows. Motion carried 4-0.

- Operating CD with Schwab: $100K will mature on 10/14/16. Recommend to reinvest the same $100K in a one year CD maturing 10/17.

- 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 Kroum 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.

Architectural Review Committee: (ARC)

- There were no questions regarding the architectural committee.

Violation Letter Updates:

- Tim Seyfarth moved, Link Paffenbarger seconded to approve the request by staff to reduce the number of days for members to bring their properties into compliance on certain violations. These violations would include, removing garbage cans from the street, parking on non-hardscape surfaces, etc., from 14 days to 4 days. Motion carried 4-0.

Bathroom Partitions, Recreation Centers 2 and 3:

Tim Seyfarth moved, Link Paffenbarger seconded to approve up to $7000.00 to replace the aging, weather worn and rusting bathroom partitions at recreation centers 2 and 3. Motion carried 4-0.

Executive Director Jim Welch updated the board and is working on the following:

1. **Tennis Court Repair Updates:**
Communicating with the tennis court company with starting the post tension tennis court project and upgrades at the recreation center 2 tennis courts. He will keep the board informed as they proceed.

2. **Annual Meeting Information:**
Informed the board of the October 2016 Annual Meeting calendar of events, and that the annual meeting mailing was a success and we have received over 900 ballots at this time, quorum is 701.

Remaining Timeline of Events for Annual Meeting:

- October 13, Cutoff time for votes delivered by hand or mail to the Office.
- October 18, Annual Meeting date.

3. **Office Lease Renewal:**
In the process of negotiating the office lease to stay in our current location and looking into some upgrades to the present office which haven't been done in 14 years, including the option of possibly adding the small adjacent space next door to our current office in an effort to save on outside rental rates for file storage.

4. **Hillside Drainage Upgrades:**
Met with drainage engineer Josh Krautner of StormWater Pros, LLC. This is the same company that originally installed the drainage wattles on our hillside preserves a few years ago to help prevent flooding and erosion damage. The wattles have worked out well and several more were added in an effort to further deter future flooding issues and erosion.

Community Manager's Report:
There were no questions on the manager's reports.

Other Business:
Link Paffenbarger asked staff:
- To look into cost for possible pickleball courts on our vacant land.
- Recommends recreation center 1 to have post tension tennis courts added next year.

Adjournment: With no further business to discuss or questions regarding the community, Link Paffenbarger moved, Patricia Bambridge seconded to adjourn the meeting at 6:57 pm. Motion carried 4-0.

Emma Kroum
Acting Secretary, by approval of the Board, submitted September 27, 2016