

Mountain Park Ranch Homeowners Association
Board of Directors Meeting
Tuesday July 27, 2021
MPRHOA Office
15425 S. 40th Place, Suite 4, Phoenix, AZ 85044
6:00 pm
Minutes of Open Session

Present: Patricia Bambridge, Sharon Perry Gibson, Joe Giumette, Paula Owens via speakerphone, and Tim Seyfarth. Staff present: Controller Emma Kroum, Executive Director Jim Welch.

Call to Order: With quorum requirements met, Tim Seyfarth called the meeting to order at 6:00 pm.

Approval of Prior Minutes: Joe Giumette moved, Sharon Perry Gibson seconded to approve the June 22, 2021, Open Session Minutes as presented. Motion carried 5-0.

Comments/Questions from Association Members or Attendees:

- Patricia Bambridge moved, Joe Giumette seconded to approve a homeowners shed variance. Motion carried 5-0.

Committee Reports:

Landscaping Committee:

- The Board was updated on current landscaping around the community.

Budget & Finance Committee:

Financial Statements:

- Patricia Bambridge moved, Joe Giumette seconded to accept the Committee's recommendations and approve the June 2021, financial statements as presented. Motion carried 5-0.
- Patricia Bambridge moved, Joe Giumette seconded to accept the Committee's recommendations and approve to reinvest the below CD's, that are maturing in August, in short term (3 to 6 month) CDs, with Schwab. At maturity, funds will be reinvested in longer term CDs when interest rates improve. Motion carried 5-0.
 - ✓ Operating Fund - \$102k
 - ✓ Reserve Fund - \$250k

Year 2022 Draft "b" Budget:

- The Committee reviewed the draft budget for year 2022 and recommends the Board approve draft "b" as presented.
- Emma Kroum distributed the draft "b" year 2022 budget for the Board to review and approve at their August 2021 Board meeting. During this time period, between now and the August Board meeting, the Board can contact Emma via email with any budget questions.
- The Committee recommends the Board of Directors approve the year 2022 annual assessment rate to remain at \$324.00.

Architectural Review Committee: (ARC)

- There were no questions regarding the ARC.

Joe Giumette moved, Tim Seyfarth seconded that Board Member Committee Liaisons rename their current title of Committee "Liaison" to Committee "Chairperson", in an effort to be in accordance with Arizona requirements. It's also suggested that any Board Member who serves as a Committee Liaison on other MPRHOA Committees, and not just the Architectural Committee, also use this Chairperson title. Motion carried 5-0.

Executive Director Jim Welch reported on the following:

Annual Fourth of July Parade:

- The parade was a success. The day went well, vendors performed satisfactorily and many homeowners in attendance.
- Tim Seyfarth moved, Joe Giumette seconded to purchase a gift card for Andy Hayes in the amount of \$250.00 for all his help and work with the parade. Andy rounded up almost 1000 free coupons and gift cards from local vendors that he handed out as prizes to the kids. In addition, he arranged for the Fire Department, as he does each year, and saved the HOA money not having to pay for a barricade company. Motion carried 5-0.

Annual Meeting Information:

The Board was updated on the October 2021 Annual Meeting calendar of events.

Nomination Committee 2021:

- Three (3) self-nominations were received prior to the July 09, 2021, nomination deadline, and no other nominations were received. Therefore, nominations are deemed closed, per the Association's By-Laws, as all vacancies are filled. All candidates are in good standing with the Association and their candidate statements/bios were sent to the Nomination Committee for review and approval. The Committee recommends the Board approve all three candidates.
- Patricia Bambridge moved, Joe Giumette seconded to accept the Committees recommendations and approve the three candidates; Sharon Gibson, Tammy Rowles and Tim Seyfarth, for the upcoming Board openings. Motion carried 5-0.

Community Association Managers' Report:

- There were no questions on the Managers Reports.

New Business:

- Tim Seyfarth moved, Joe Giumette seconded to reschedule the Tuesday, August 24, 2021 Board Meeting, to Tuesday, August 31, 2021, due to Jim Welch being in an HOA educational seminar the week of August 24. Jim Welch to notify this change to Membership. Motion carried 5-0.

Adjournment: With no further business to discuss or questions regarding the MPRHOA community, Patricia Bambridge moved, Tim Seyfarth seconded to adjourn the meeting at 6:37 pm. Motion carried 5-0.

Respectfully Submitted, *Emma Kroum* (Acting Secretary, by approval of the Board, submitted July 27, 2021)