

**Mountain Park Ranch Homeowners Association
Board of Directors Meeting
Tuesday September 28, 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, Tim Seyfarth. Staff present: Controller Emma Kroum, Executive Director Jim Welch. Homeowner Mike Marks.

Call to Order: With quorum requirements met, Tim Seyfarth called the meeting to order at 6:01 pm.

Approval of Prior Minutes: Joe Giumette moved, Patricia Bambridge seconded to approve the August 31, 2021, Open Session Minutes as presented. Motion carried 5-0.

Comments/Questions from Association Members or Attendees:

Homeowner Mike Marks wanted to report graffiti he saw on a rock on top of one of the hillside preserves, he had a question about hiking on the hillside, and that the pool gate at recreation center 2, on Ranch Circle North, needed adjusting.

Committee Reports:

Landscaping Committee:

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

Budget & Finance Committee:

Financial Statements:

- Patricia Bambridge moved, Tim Seyfarth seconded to accept the Committee's recommendations and approve the August 2021, financial statements as presented. Motion carried 5-0.

Investments:

- Tim Seyfarth moved, Patricia Bambridge seconded to accept the Committee's recommendations and approve reinvesting the below CD's, in short term 3, 6, and/or 9 month CDs (whichever term yields the best rates) that are maturing in October. Funds will be reinvested in longer term CDs when interest rates improve. Motion carried 5-0.
 - ✓ Operating Fund - \$150k (invest in a 6-month CD's)
 - ✓ Reserve Fund - \$145k (invest in a 3, 6, or 9 month CD's)

Architectural Review Committee: (ARC)

- There were no questions regarding the ARC.

Executive Director Jim Welch reported on the following:

ProQual Landscape - Contract Renewal:

- Tim Seyfarth moved, Patricia Bambridge seconded to approve Addendum "A", landscape contract extension which extends the existing landscape contract until December 31, 2021. All other terms of the contract stay the same including; maintenance responsibilities and monthly contract amounts. Motion carried 5-0.

2) Office Lease Renewal:

- Jim Welch said he is currently working with Harvey Arnce (Ironwood Dental Office Landlord) in an effort to continue the current office lease contract between MPRHOA and Ironwood.

Annual Meeting Information:

- The Board was updated on the upcoming October 2021 Annual Meeting calendar of events. Jim Welch said the Office had received 748 ballots as of today's date, which means that quorum has been met. Quorum is anything over 701 ballots received, to conduct a meeting.

Community Association Managers' Report:

- There were no questions on the Managers Reports.

Adjournment: With no further business to discuss or questions regarding the MPRHOA community, Joe Giumette moved, Patricia Bambridge seconded to adjourn the meeting at 6:18 pm. Motion carried 5-0.

Respectfully Submitted, *Emma Kroum* (Acting Secretary, by approval of the Board, submitted September 28, 2021)