

**Mountain Park Ranch Homeowners Association  
Board of Directors Meeting  
Tuesday, January 25, 2022  
MPRHOA Office  
15425 S. 40th Place, Suite 4, Phoenix, AZ 85044  
6:00 pm  
Minutes of Open Session**

**Present:** Patricia Bambridge, Sharon Perry Gibson, Paula Owens (via speakerphone), Tammy Rowles, Tim Seyfarth. Staff present: Executive Director Jim Welch. Homeowner Mike Marks.

**Call to Order:** With quorum requirements met, Tim Seyfarth called the meeting to order at 6:05 pm.

**Approval of Prior Minutes:** Patricia Bambridge moved, Sharon Perry Gibson seconded to approve the November 23, 2021, Open Session Minutes as presented. Motion carried 5-0. (As a note, the December 2021 Minutes are not available because there was no Board meeting)

**Homeowners on Agenda:**

Paint Variance: Tammy Rowles moved, Tim Seyfarth seconded to table this paint variance request in an effort for all Board members to visit this property prior to making a final decision. 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, Tammy Rowles seconded to re-affirm the Committee's recommendations and approve the November 2021, financial statements as presented. Motion carried 5-0.
- Patricia Bambridge moved, Sharon Perry Gibson seconded to accept the Committee's recommendations and approve the December 2021, financial statements as presented. Motion carried 5-0.

Paula Owens had to cut short her speakerphone communication at this time.

CD Investments:

- Tim Seyfarth moved, Patricia Bambridge seconded to re-affirm the Committee's recommendations and approve the November 2021, investments as presented. Motion carried 4-0.
- Patricia Bambridge moved, Tim Seyfarth seconded to accept the Committee's recommendations and approve the December 2021, investments as presented, and reinvest the one maturing CD, of \$156k, in a short term 3, 6, or 9 month CD. Motion carried 4-0.

### Architectural Review Committee: (ARC)

- There were no questions regarding the ARC.

### **Executive Director Jim Welch reported on the following:**

#### Property Insurance Renewal:

- Tim Seyfarth moved, Patricia Bambridge seconded to approve the 2022 property insurance renewal, as presented. Patricia added she would like to also obtain information from Travelers Insurance Company for MPRHOA. Motion carried 4-0.

#### Iron Rail Preventative Maintenance:

- The first phase of the iron rail maintenance is on schedule and running smoothly. Iron rail maintenance includes, but not limited to; cleaning, scraping and removing any surface rust, painting and/or repairing the rails. This maintenance is done pursuant to the MPRHOA reserve study, which is approximately every 4 to 5 years.

#### Recreation Center Pool Deck/Pool Trim Repairs:

- Recreation center winter inspections and work order maintenance estimates for all recreation center pools are being obtained at this time. We anticipate pool repairs this year to be minimal, due to our continual oversight and ongoing proactive maintenance of these recreation center pool amenities.

#### Fountain Repairs:

- We are in the process of repairing/updating two (2) of our lake fountain mechanicals, which include; an aerator motor on the lake located on Ranch Circle South, and some electrical panels on the lake on Chandler Blvd., and 28<sup>th</sup> Street.

#### 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, Tammy Rowles moved, Patricia Bambridge seconded to adjourn the meeting at 6:31 pm. Motion carried 4-0.

Respectfully Submitted, *Jim Welch* (Acting Secretary, by approval of the Board, submitted January 25, 2022)