

**Mountain Park Ranch Homeowners Association
Board of Directors Meeting
Tuesday, February 22, 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. **Absent:** Tim Seyfarth. **Staff present:** Controller Emma Kroum, Executive Director Jim Welch.

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

Approval of Prior Minutes: Patricia Bambridge, moved, Sharon Perry Gibson seconded to approve the January 25, 2022, Open Session Minutes as presented. Motion carried 4-0

Homeowners on Agenda:

- Patricia Bambridge moved, Sharon Perry Gibson seconded to approve the proposed black color garage door requested by the homeowner. Motion carried 4-0.
- Sharon Perry Gibson moved, Paula Owens seconded to approve the requested white body color on this home, which all Board members had a chance to view, along with viewing other neighboring white color homes, and to add the color to the MPRHOA color pallet. Motion carried 4-0.
- Patricia Bambridge moved, Sharon Perry Gibson seconded to approve the 3rd car garage home addition, that was an original builder option on this home at time of construction. The proposed 3rd car garage must not protrude further out than the existing 2 car garage. All other elevations must match the neighboring home at 14867, which was presented and confirmed by the homeowner in their initial architectural request. Motion carried 4-0.

Committee Reports:

Landscaping Committee:

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

Budget & Finance Committee:

Financial Statements:

- Patricia Bambridge, moved, Sharon Perry Gibson seconded to accept the Committee's recommendations and approve the January 2022, financial statements as presented. Motion carried 4-0.

CD Investments:

- Patricia Bambridge, moved, Sharon Perry Gibson seconded to accept the Committee's recommendations and approve to continue to reinvest the below CD's that are maturing in March 2022, in short term 3-to-9-month CDs. At maturity, funds may/will be reinvested in longer term CDs when interest rates improve. Rates offered by Schwab and other financial institutions are considered for re-investment.
 - Reserve Fund \$401k
 - Operating Fund \$175k

Architectural Review Committee: (ARC)

- There were no questions regarding the ARC.

Executive Director Jim Welch reported on the following:

Recreation Center Pool Deck/Pool Trim Repairs:

- Recreation center winter inspections and work order maintenance estimates for all recreation center pools are in progress. As anticipated, pool repairs this year will be minimal, due to our continual oversight and ongoing proactive maintenance of these recreation center pool amenities.

Pool Monitors for 2022 Swim Season:

- Pool Monitor applications are now being accepted for this year's pool season. Monitors typical work schedules are from Memorial Day – Labor Day.

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, Patricia Bambridge moved, Sharon Perry Gibson seconded to adjourn the meeting at 6:29 pm. Motion carried 4-0.

Respectfully Submitted, *Jim Welch* (Acting Secretary, by approval of the Board, submitted February 22, 2022)