

**Mountain Park Ranch Homeowners Association
Board of Directors Meeting
Tuesday, May 24, 2022
MPRHOA Office
15425 S. 40th Place, Suite 4, Phoenix, AZ 85044
6:00 pm
Minutes of Open Session**

Present: Patricia Bambridge, Paula Owens, Tammy Rowles. Absent: Sharon Perry Gibson, Tim Seyfarth. Staff present: Controller Emma Kroum, Executive Director Jim Welch. Homeowners in attendance: Chung Ming and Gerardo Gonzalez

Call to Order: With quorum requirements met and approval from the other Board members, Patricia Bambridge called the meeting to order at 6:00 pm.

Approval of Prior Minutes: Tammy Rowles moved, Paula Owens seconded to approve the April 26, 2022, Open Session Minutes as presented. Motion carried 3-0.

Comments/Questions from Association Members or Attendees:

Tammy Rowles moved, Paula Owens seconded to table the driveway color variance request in an effort for the Board to review better color chips and obtain a company brochure on the colors the homeowner has proposed. Motion carried 3-0.

Committee Reports:

Landscaping Committee:

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

Budget & Finance Committee:

Financial Statements:

- Tammy Rowles moved, Paula Owens seconded to accept the Committee's recommendations and approve the April 2022, financial statements as presented. Motion carried 3-0.

CD Investments:

- Tammy Rowles moved, Paula Owens seconded to accept the Committee's recommendations and continue to reinvest the below CD, maturing in June 2022, in a short term 3 to 12 month CD. At maturity, funds can/will be reinvested in longer term CDs when interest rates improve. Motion carried 3-0.
 - Reserve CD's: \$150k

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.

2023 Draft Budget:

- Staff is starting the preliminary line item review for the 2023 draft budget as done each year at this time. The draft is then sent to the Budget & Finance Committee for their review, and then to the Board of Directors for final approval.

Architectural Review Committee: (ARC)

- There were no questions regarding the ARC.

Fourth of July Parade: (Ad-Hoc Committee)

- Staff informed the Board that preparations were underway for the annual Fourth of July Parade scheduled for Monday, July 4, 2022. More information will be forthcoming.

Executive Director Jim Welch reported on the following:

Recreation Center Pool Deck/Pool Trim Repairs:

1) Recreation Center 1 – Yearly Pool Maintenance:

- The first week of June 2022, we are set to close Recreation Center 1, located on Ranch Circle South & Mountain Parkway, for normal yearly maintenance repairs.
- As done each year at this time, the repairs include; pool deck maintenance, touch up painting, adding some granite and some desert plants, among other items.

2) Recreation Center 2 & 3 - Pool Maintenance Completion:

- We are now completed with all normal maintenance items at both Recreation Centers 2 & 3 for the upcoming swim season.

3) Water Drainage Letters:

- Drainage letters will be going out to all homeowners in June who back to the hillside preserves on; Rock Wren, Rockledge, Desert Trumpet, Cathedral Rock, 36th Place, Thunderhill, 37th Place, etc. These letters are sent two times per year, once in June and again in November to notify certain homeowners of potential heavy rains and for them to keep their backyard cement drains clear of debris for proper water flow.

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, Paula Owens seconded to adjourn the meeting at 6:32 pm. Motion carried 3-0.

Respectfully Submitted, *Emma Kroum* (Acting Secretary, by approval of the Board, submitted May 24, 2022)