

**Mountain Park Ranch Homeowners Association
Board of Directors Meeting
Tuesday, June 28, 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 May 24, 2022, Open Session Minutes as presented. Motion carried 4-0.

Comments/Questions from Association Members or Attendees:

Paula Owens moved, Sharon Perry Gibson seconded to approve a homeowners pergola height variance. Motion carried 3-1.

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 May 2022, financial statements as presented. Motion carried 4-0.

2023 Draft Budget:

- Emma is reviewing the line items for the 2023 draft budget as done each year at this time. After completion, it will be sent the draft to the Landscape and Budget & Finance Committees for their review. After the Committees review, it will be forwarded to the Board for final review.

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.

Executive Director Jim Welch reported on the following:

Recreation Center Pool Deck/Pool Trim Repairs:

- Recreation Center 1 – located on Ranch Circle South & Mountain Parkway, was closed for normal yearly maintenance repairs in mid-June, as done each year at this time. The repairs included; pool deck maintenance, touch up painting, adding some granite and some desert plants, among other items.

Water Drainage Letters:

- Were sent 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.

Annual Meeting Information:

- The Board was updated on the October 2022 Annual Meeting calendar of events.

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 6:21 pm. Motion carried 4-0.

Respectfully Submitted, *Emma Kroum* (Acting Secretary, by approval of the Board, submitted June 28, 2022)