

Mountain Park Ranch Homeowners Association
Board of Directors Meeting
Tuesday, July 26, 2022
MPRHOA Office
15425 S. 40th Place, Suite 4, Phoenix, AZ 85044
6:00 pm
Minutes of Open Session

Present: Board Members: Patricia Bambridge, Paula Owens, Tammy Rowles, Tim Seyfarth.
Absent: Sharon Perry Gibson. **Staff present:** Controller Emma Kroum, Executive Director Jim Welch. **Other attendees:** Homeowner Mike Marks, and ProQual Landscape VP Scott Murray.

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

Approval of Prior Minutes: Tammy Rowles moved, Tim Seyfarth seconded to approve the June 28, 2022, Open Session Minutes as presented. Motion carried 4-0.

Comments/Questions from Association Members or Attendees:

- Mike Marks informed that's there is graffiti on a rock on a preserve hill. He also mentioned that a couple backflow cages he saw needed adjustments. Scott Murray said ProQual will address/repair the cages.
- Tim Seyfarth moved, Tammy Rowles seconded to approve a homeowners patio cover and to replace an existing pergola. Motion carried 4-0.
- Tim Seyfarth moved, Tammy Rowles seconded to approve a homeowners addition consisting of a casita/garage. Motion carried 3-1.

Committee Reports:

Landscaping Committee:

- Scott Murray updated the Board on current landscaping around the community. He explained the satellite clock operation and how MPRHOA has saved money/water usage over the past several years. He said ProQual crews are actively doing drain cleaning behind homes for proper water flow, along with aggressive tree trimming to avoid damage from monsoons, among other landscape operations. He also explained the current economic conditions that ProQual and other landscape companies are experiencing with higher labor cost, fuel and materials, and that an 8%-10% increase are what they and others are forecasting for year 2023.

Patricia Bambridge leaving for an appointment at this time.

Budget & Finance Committee:

Financial Statements:

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

Investments:

- Tammy Rowles moved, Paula Owens seconded to accept the Committee's recommendations and continue to reinvest the following CD's maturing in August 2022, in short term (3 to 12 month) CDs. At maturity, funds will be reinvested in longer term CDs when interest rates improve. Operating \$190k, Reserve \$100k.

2023 Draft Budget:

- Emma is sending the draft budget 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)

- The parade was a success. The day went well, vendors performed satisfactorily, lots of homeowners, etc.

Nominating Committee:

- Two (2) self-nominations were received prior to the July 8, 2022, nomination deadline, and no other nominations were received. Therefore, nominations are deemed closed, per the association's By-Laws, as all vacancies are filled.
- Candidate nominations are as follows: Patricia Bambridge and Paula Owens.
- Tammy Rowles moved, Tim Seyfarth seconded to be on the Committee along with homeowner Mike Marks, who said he would volunteer, which makes it three volunteers. Tammy Rowles moved, Tim Seyfarth seconded to approve the two candidates for the two open positions. Motion carried 3-0.

Executive Director Jim Welch reported on the following:

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, Paula Owens seconded to adjourn the meeting at 6:53 pm. Motion carried 3-0.

Respectfully Submitted, *Emma Kroum* (Acting Secretary, by approval of the Board, submitted July 26, 2022)