

**Mountain Park Ranch Homeowners Association
Board of Directors Meeting
Tuesday, August 23, 2022
MPRHOA Office
15425 S. 40th Place, Suite 4, Phoenix, AZ 85044
6:00 pm
Minutes of Open Session**

Present: Board Members: Patricia Bambridge, Sharon Perry Gibson, Paula Owens (via speakerphone), Tammy Rowles, Tim Seyfarth. Staff present: Controller Emma Kroum, Executive Director Jim Welch.

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

Approval of Prior Minutes: Patricia Bambridge moved, Tammy Rowles seconded to approve the July 26, 2022, Open Session Minutes as presented. Motion carried 5-0.

Committee Reports:

Landscaping Committee:

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

Budget & Finance Committee:

Financial Statements:

- Tammy Rowles moved, Patricia Bambridge seconded to accept the Committee's recommendations and approve the July 2022, financial statements as presented. Motion carried 5-0.

Investments:

- Patricia Bambridge moved, Tammy Rowles seconded to accept the Committee's recommendations and continue to reinvest the following CD's maturing in September 2022, in short term (3 to 12 month) CDs. At maturity, funds will be reinvested in longer term CDs when interest rates improve. Motion carried 5-0.
 - Operating \$50k
 - Reserve \$424k

2023 Draft Budget:

- The Committee reviewed the draft budget for year 2023 and recommended the Board approve the draft as presented.
- Emma Kroum distributed the draft 2023 budget at the Board meeting. The Board to review the draft for the next 30-days and approve at the September 2022, Open Board Meeting. During the 30-day time period the Board can contact Emma via email with any questions.

Architectural Review Committee: (ARC)

- There were no questions regarding the ARC.

Executive Director Jim Welch reported on the following:

Annual Meeting Information:

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

Playgrounds:

Jim updated the Board on routine playground inspections conducted at all recreation center playgrounds by certified playground inspectors, which included; recommendations on equipment repair and replacement, safety checks, future cleanings, adding fresh sand, etc.

- It was recommended by inspectors that the playground located at recreation center 3 (Thunderhill) to be replaced due to wear and tear, out of code/outdated parts, damage by past vandalism, among other recommended changes. The reason for replacement is that parts are no longer available for this equipment due to the fact the playground manufacturer, who supplied this equipment over 14 years ago, had a fire at their storage plant in Georgia, which burned to the ground in year 2017, leaving little to no replacement parts.
- Jim reached out to three different playground companies and all said the same; parts for this model of play equipment are either not available, mostly nonexistent, and very costly if found. In addition, playground companies will not take the liability to try and retrofit non-compatible parts. Therefore, playground replacement is the best option. Jim also mentioned that the MPRHOA Reserve Study has funds already saved and available for replacement of this playground equipment.

Tim Seyfarth moved, Patricia Bambridge seconded to approve the removal of the current playground equipment, keeping costs under \$10k, at recreation center 3 as recommended for the safety of our Members and Guests, and for Jim to work with playground companies/manufacturers to gather bids for new equipment, and upon receipt of bids to present to the Board for review. Motion carried 5-0.

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, Tammy Rowles seconded to adjourn the meeting at 6:26 pm. Motion carried 5-0.

Respectfully Submitted, *Emma Kroum* (Acting Secretary, by approval of the Board, submitted August 23, 2022)