

**MOUNTAIN PARK RANCH HOMEOWNERS ASSOCIATION**  
**2021 ANNUAL MEETING OF THE MEMBERSHIP**  
**Four Points Sheraton Phoenix S. Mtn. (Former Grace Inn)**  
**10831 South 51st Street · Phoenix, Arizona, 85044**  
**Tuesday, 7 pm**  
**OCTOBER 19, 2021**

**Attendance:** Board members present: Patricia Bambridge. Sharon Perry Gibson, Tim Seyfarth. Absent: Paula Owens, Joe Giumette. Board Candidates present: Sharon Perry Gibson and Tim Seyfarth. Board Candidates absent: Tammy Rowles. Also attending were Staff members: Jim Welch, Executive Director, Emma Kroum, Controller, Diane Kreckler and Darcelle Hoaglund, Community Association Managers, Lizabeth Novosel, Office Assistant, Preston Burt, Maintenance Supervisor and Ethan Reith, Maintenance Assistant. Also present were: Scott Murray from ProQual Landscaping, Paul Hansen CPA from Butler/Hansen CPA Firm, Chandler Travis from Travis Law Firm, and 21 MPRHOA Members.

**Call to Order:** Jim Welch called the 2021 Annual Meeting to order at 7:00 p.m. Based on over 950 valid absentee ballots mailed in prior to the meeting, a quorum was achieved.

**Minutes:** Member Tim Seyfarth moved, Rog Hoding seconded, that the Minutes of the 2020 Annual Meeting be approved. Motion carried unanimously.

Jim Welch introduced Board members, Committee members, the MPRHOA staff, and thanked MPR Members for attending.

Tim Seyfarth gave his President's message and thanked members for attending. Candidates Sharon Perry Gibson and Tim Seyfarth introduced themselves, presented candidate speeches and thanked everyone. The voting process was then explained by Jim Welch.

Jim Welch gave his State of the Association address for 2021. Items discussed were:

- All the recreation center tennis courts have now been upgraded to post tension concrete courts.
- One of the courts at recreation center 1 (Ranch Circle South) has been converted to permanent pickleball coming soon.
- Added new electronic key entry systems at all tennis court gates.
- Recently changed landscape companies after 12 years with Paramount Landscape. The reasons and the bidding process were explained.
- Discussed the financial health of our HOA stating the current 2020 budget is approximately \$2.3 million, with \$2.5 million in reserves, all under a 1% delinquency rate with 95% funding. A few of the items contributing to the financial health are: We managed to keep assessments low, with no assessment increase for 2022, by proper budgeting, staying within budgetary line-item amounts and proactively planning and mapping out future expenses before they materialize, such as erosion control and utilizing satellite clocks. We maintain the proper insurance for adverse weather and properly obtain bids and we research contractors who are licensed and insured.
- Discussed security and safety at the recreation centers and common areas.
- Discussed advantages of in-house self-management vs. having an outside management company.

Paul Hansen of Butler & Hansen CPA Firm gave a positive report regarding MPRHOA's financials and reviewed the audit report from year ending 2020, reporting that MPRHOA is financially healthy and a well-run HOA.

Jim Welch indicated the voting was now closed at 7:50pm. He then opened the floor for questions and said questions and responses would also be posted on the MPRHOA website.

1. **Question:** Why was a "No Hiking" sign installed just south of Ray Road along Mountain Parkway?  
**Answer:** Per Jim Welch, signs have always been posted up and down that subject area, however are often knocked down or removed by hikers. The one you are referring to had been there but went missing, and another was re-installed. The Hillside Committee, years ago, decided what areas were o.k. for hiking, and what areas were designated no hiking trails/hills.
2. **Question:** A 35-year MPRHOA member asked who was responsible for maintaining the street medians throughout Mountain Park Ranch? Can MPR maintain them? Can the lost Saguaros be replaced?  
**Answer:** The City of Phoenix is responsible for the maintenance and upkeep of all street medians. Jim Welch said he will look into the maintenance of these; however, it is difficult for MPRHOA to do any plantings, etc., because of a lack of irrigation and other reasons, like liability being on City property and doing their maintenance. Scott Murray of ProQual Landscaping explained difficulties of getting Saguaros due to recent shortages in supplies, and many of the saguaros that died was due to the extreme heat in 2020 causing disease.
3. **Question:** What is our policy on street parking. It is a real problem on his street.
4. **Answer:** Jim Welch indicated there are few restrictions on parking in the street, however, we can send a letter to the area discouraging it.
5. **Question:** Can we use the bulletin board for signs at the pools instead of the signs we are using?  
**Answer:** Jim Welch indicated that the bulletin board has limited visibility and signs are needed at entranceway locations that are more visible.
6. **Question:** Why is the financial statement from March of 2020? Can we move the meeting so it is closer to when these come out?  
**Answer:** Attorney Chandler Travis, indicated that the documents dictate when the meeting is to take place. In regards to the financial statement, it can be found on the website and at the HOA office, so you don't have to wait until an annual meeting to review them.

Jim Welch asked again if there were any more questions. With no other questions or comments, Jim Welch thanked all for attending the meeting.

**Adjournment:** Mike Marks moved, Doug Manuele seconded, to adjourn the meeting at 8:10pm. Motion carried.

*Submitted by,*  
*Diane Kreckler, MPRHOA acting secretary, October 19, 2021.*