

**Mountain Park Ranch Homeowners Association  
Board of Directors Meeting  
Tuesday, September 27, 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. Guest: HOA Playground Services Representative Minon Francis

**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 August 23, 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:

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

Investments:

- Tammy Rowles moved, Patricia Bambridge seconded to accept the Committee's recommendations, and continue to reinvest the following CD's maturing in October 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 \$175k
  - Reserve \$250k

Tim Seyfarth moved, Tammy Rowles seconded to redeem the allocated Reserve CD for new playground equipment at recreation center 3, located on Thunderhill. Motion carried 5-0.

2023 Draft Budget:

- Tim Seyfarth moved, Patricia Bambridge seconded to raise the assessment amount to \$32 per month for year 2023. Staff to further research the maximum assessment amount to make sure this increase falls within the allowable perimeters. Motion carried 5-0.
- Tim Seyfarth moved, Patricia Bambridge seconded to increase the maximum annual assessment 5% for year 2023. Motion carried 5-0.

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:

The Board was updated 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.

The recreation center playground located on Thunderhill was due updating. Jim presented bids obtained from HOA Playground Services Representative Minon Francis, who attended the meeting and explained the bids that she obtained from different playground manufacturers. Jim Welch also mentioned that the MPRHOA Reserve Study has funds already saved and available for replacement of this playground equipment.

Tim Seyfarth moved, Tammy Rowles seconded to approve the bid from PlayCraft Playground Company for new playground equipment at recreation center 3, located on Thunderhill. 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, Tammy Rowles moved, Patricia Bambridge seconded to adjourn the meeting at 7:09 pm. Motion carried 5-0.

Respectfully Submitted, *Emma Kroum* (Acting Secretary, by approval of the Board, submitted September 27, 2022)