

**Mountain Park Ranch Homeowners Association
Board of Directors Meeting
Tuesday, October 25, 2022
MPRHOA Office
15425 S. 40th Place, Suite 4, Phoenix, AZ 85044
6:00 pm
Minutes of Open Session**

Present: Board Members: Sharon Perry Gibson, Paula Owens (via speakerphone), Tammy Rowles. Absent: Patricia Bambridge, 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:

- Tammy Rowles moved, Sharon Perry Gibson seconded to approve the September 27, 2022, Open Session Minutes as presented. Motion carried 3-0.
- Tammy Rowles moved, Paula Owens seconded to approve the October 5, 2022, Special Open Session Minutes, in which final 2023 budget questions were finalized. Motion carried 3-0.

Election of New Director Positions:

- Paula Owens moved, Sharon Perry Gibson seconded to elect Tammy Rowles as Board President. Motion carried 3-0.
- Tammy Rowles moved, Paula Owens seconded to elect Tim Seyfarth as Board Vice President. Motion carried 3-0.
- Tammy Rowles moved, Paula Owens seconded to elect Patricia Bambridge as Board Treasurer. Motion carried 3-0.
- Tammy Rowles moved, Paula Owens seconded to elect Sharon Perry Gibson as Board Secretary. Motion carried 3-0.
- Paula Owens accepting the position as Board Member at Large.

Committee Reports:

Landscaping Committee:

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

Budget & Finance Committee:

Financial Statements:

- Paula Owens moved, Sharon Perry Gibson seconded to accept the Committee's recommendations and approved the September 2022, financial statements as presented. Motion carried 3-0.

Investments:

- Tammy Rowles moved, Paula Owens seconded to accept the Committee's recommendations and redeem the \$100k Operating CD, which matures in November 2022. Motion carried 3-0.
- Tammy Rowles moved, Sharon Perry Gibson seconded to accept the Committee's recommendations, and continue to reinvest the following CD, (\$102k in the Reserve account) maturing in November 2022, in a short term 3 to 12 month CD. At maturity, funds will be reinvested in a longer term CD when interest rates improve. Motion carried 3-0.

IRS: Resolution Relating to Membership Income:

- Sharon Perry Gibson moved, Paula Owens seconded to accept the "Resolution Relating to Membership Income" document, as in prior years, which will keep MPRHOA in compliance with IRS Revenue Ruling 70-604, regarding excess membership income. This assures that any excess of membership income over membership expenses for the year ending December 31, 2022, shall be applied against the subsequent tax year member assessments. Motion carried 3-0.

An invoice was received from Butler/Hansen CPA Firm, and was presented for Board approval. Tammy Rowles moved, Paula Owens seconded for the invoice to be paid, and to also table this matter until the next Board meeting. Motion carried 3-0.

Architectural Review Committee: (ARC)

- There were no questions regarding the ARC.

Board Member Committee Liaisons:

- Tammy Rowles moved, Sharon Perry Gibson seconded to appoint; Tammy Rowles as Liaison for the Landscape Committee, Paula Owens as Liaison for the Architectural Review Committee, and Patricia Bambridge as Liaison for the Budget & Finance Committee. Motion carried 3-0.

Executive Director Jim Welch reported on the following:

- October 2022 Annual Meeting. The meeting went well and election results and questions from the meeting have been posted on the MPRHOA website.
- Playgrounds: The Board was updated on playgrounds at all recreation centers, and that recreation center 3 new playground equipment and new colors were submitted to the playground representative, as requested and approved by the Board.
- Yearly overseeding of grass areas is scheduled at all recreation centers and greenbelts.
- Fall 2022 Newsletter: Tammy Rowles moved, Paula Owens seconded to accept the Fall 2022 Newsletter, and to insert it in the next assessment mailing in November to save on mailing costs. Motion carried 3-0.
- Jim Welch informed that the MPRHOA maintenance staff, along with the ProQual irrigation crews, were finding a few of the MPRHOA water meter boxes, located around the property, were locked. Jim is looking into this matter and will keep the Board updated.

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 6:19 pm. Motion carried 3-0.

Respectfully Submitted, *Emma Kroum* (Acting Secretary, by approval of the Board, submitted October 25, 2022)