

**Mountain Park Ranch Homeowners Association
Board of Directors Meeting
Tuesday, November 22, 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, Tammy Rowles called the meeting to order at 6:00 pm.

Approval of Prior Minutes:

Tim Seyfarth moved, Patricia Bambridge seconded to approve the October 25, 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:

- Tim Seyfarth moved, Paula Owens seconded to accept the Committee's recommendations and approved the October 2022, financial statements as presented. Motion carried 5-0.

Investments:

- Tim Seyfarth moved, Patricia Bambridge seconded to accept the Committee's recommendation and reinvest the Operating \$100k CD, maturing in December, in a short term 3 to 12 month CD. At maturity, funds will be reinvested in longer term CDs when interest rates improve. Motion carried 5-0.

Up to a 36 month period may also be utilized if rates become more favorable in an effort to keep the investment ladder adequately funded and allowing Emma Kroum to use the best available rates and terms. Due consideration will be given to keeping the money in a money market account if the rates are equal or better than the CD rates.

Architectural Review Committee: (ARC)

- There were no questions regarding the ARC.

December 2022 Board Meeting:

- Tim Seyfarth moved, Patricia Bambridge seconded to cancel next month's December 2022, Board meeting due to the Holiday. Motion carried 5-0.

Executive Director Jim Welch reported on the following:

- Yearly overseeding of grass areas is completed at the recreation centers and greenbelts.
- Recreation Center Winter Inspections, During the next several weeks, meetings with contractors and maintenance staff to complete comprehensive inspections at recreation centers 2 & 3. During the months of January – April, these recreation centers are minimally used, mainly due to the pools not heated. So preparations now for any upcoming work during these months is vital. Recreation center 1 goes through the same inspections, but not until May or June each year. This way if there are any interruptions with pool 1, members can use the other recreation centers as pools are generally warm enough to swim.
- Bi-annual letters to homeowners who back up to certain hillside preserves that have experienced flooding in the past were mailed out in early November. Letters are mailed each year in November and in June prior to monsoon season advising homeowners to keep their drains clean for proper water drainage. We continue to conduct drain inspections on areas previously reporting excess rain water from monsoons. We will keep inspecting on a periodic basis.

Community Association Managers' Report:

- There were no questions on the Managers Reports.

Tim Seyfarth moved, Patricia Bambridge seconded to approve Jim Welch to contact Attorney Chandler Travis to help research the locked City of Phoenix water meters that are located in/around MPRHOA. Motion carried 5-0.

Adjournment: With no further business to discuss or questions regarding the MPRHOA community, Tim Seyfarth moved, Patricia Bambridge seconded to adjourn the meeting at 6:38 pm. Motion carried 5-0.

Respectfully Submitted, *Emma Kroum* (Acting Secretary, by approval of the Board, submitted November 22, 2022)