

**Mountain Park Ranch Homeowners Association
Board of Directors Meeting
Tuesday, February 28, 2023
MPRHOA Office
15425 S. 40th Place, Suite 4, Phoenix, AZ 85044
6:00 pm
Minutes of Open Session**

Present: Board Members: Sharon Perry Gibson, Tammy Rowles, Tim Seyfarth. Absent: Patricia Bambridge. Resignation Paula Owens. Staff present: Controller Emma Kroum, Executive Director Jim Welch. Other attendees: Homeowners: Laura Prefling, Jessica Aguilar-Uggiano

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

Jim Welch informed the Board of Directors that Board Member Paula Owens had submitted a letter of resignation and thanked the Board and Staff for the time she served on the Board.

Approval of Prior Minutes:

Tim Seyfarth moved, Sharon Perry Gibson seconded to approve the January 24, 2023, Open Session Minutes as presented. Motion carried 3-0.

Comments from Homeowners:

Portable Basketball Hoops

Tim Seyfarth moved, Sharon Perry Gibson seconded to deny a homeowners request to allow a portable basketball hoop to remain permanently in her driveway. The rules of the association allow portable hoops, but the hoops must be stored in a garage or behind a party wall when not in use. Motion carried 3-0.

Committee Reports:

Landscaping Committee:

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

Budget & Finance Committee:

Financial Statements:

- Tim Seyfarth moved, Sharon Perry Gibson seconded to accept the Committee's recommendations and approve the January 2023, financial statements as presented. Motion carried 3-0.

CD Investments:

- Tim Seyfarth moved, Sharon Perry Gibson seconded to accept the Committee's recommendations and approve the January 2023, investments as presented. Motion carried 3-0.
 - Operating \$50k CD – Short-Term CD (1 year and under)
 - Reserve \$125k CD – Long-Term CD (Over 1 year)

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.

2022 Audit:

- The audit has started and Emma has been working closely with the auditors and providing all documentation requested.

Architectural Review Committee: (ARC)

- There were no questions regarding the ARC.

Executive Director Jim Welch reported on the following to the Board:

Recreation Center Parking Lot Seal Coating:

- Sunland Asphalt (originally called ACE Asphalt, until Sunland bought out ACE a few years ago) has scheduled for the end of March 2023, to re-sealcoat all three of the recreation center lot surfaces; painting the white lines, including the handicap lines and insignias, plus filling in cracks before they get larger and more expensive to repair. We have done this type of work on a continuous basis (every 4-5 years) which adds to the longevity and protection of the surfaces at all three (3) recreation center parking lots. Sunland/ACE has maintained our parking lots for over 20 years.

Recreation Centers:

- Recreation center yearly pool and decking repairs have started at recreation center 3. Recreation center 1 (heated pool) will start at the beginning of June 2023, that way the other pools will be warm to swim in. We did well over the 2022 year with few repairs needed. Pool monitors, maintenance staff, and security patrols have cut down on the number of repairs we have seen in the past from wear and tear, vandalism, etc., saving on future costs.

MPRHOA Year 2023 Property Insurance Renewal:

- The MPRHOA property insurance renewal for year 2023, is completed by our insurance brokers. It was determined to go with a \$15M umbrella coverage for year 2023, which our insurance representative said that was adequate coverage for MPRHOA. Previously, we had \$25M, however its unreasonable expensive now, and way out of our budgeted amount. With \$15M in coverage, we are under budget for insurance for the year 2023.

City Water Meter Update:

- The City has begun unlocking their water meters per our contract. The Board will be kept updated on any changes.

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, Tim Seyfarth moved, Sharon Perry Gibson seconded to adjourn the meeting at 6:37 pm. Motion carried 3-0.

Respectfully Submitted, *Emma Kroum* (Acting Secretary, by approval of the Board, submitted February 28, 2023)