

**Mountain Park Ranch Homeowners Association
Board of Directors Meeting
Tuesday, January 24, 2023
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. Absent Tim Seyfarth. Staff present: Controller Emma Kroum, Executive Director Jim Welch. Homeowner Mike Marks.

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

Approval of Prior Minutes:

Patricia Bambridge moved, Sharon Perry Gibson seconded to approve the November 25, 2022, Open Session Minutes as presented. Motion carried 4-0. *(There was no meeting in December 2022, so there are no Minutes)*

Committee Reports:

Landscaping Committee:

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

Budget & Finance Committee:

Financial Statements:

- Patricia Bambridge moved, Sharon Perry Gibson seconded to re-affirm the Committee's recommendations and approve the November 2022, financial statements as presented. Motion carried 4-0.
- Patricia Bambridge, moved, Sharon Perry Gibson seconded to accept the Committee's recommendations and approve the December 2022, financial statements as presented. Motion carried 4-0.

CD Investments:

- Patricia Bambridge moved, Sharon Perry Gibson seconded to re-affirm the Committee's recommendations and approve the November 2022, investments as presented. Motion carried 4-0.
- There were no investments in December 2022 to review.

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.

Executive Director Jim Welch reported on the following:

Parking Lot Seal Coating:

- Patricia Bambridge moved, Paula Owens seconded to approve ACE Asphalt/Sunland to seal coat and repair parking lot surface cracks, etc., at all three (3) recreation center parking lots, as done every several years to maintain the parking lots. Motion carried 4-0.

MPRHOA Year 2021 Property Insurance Renewal:

- MPRHOA property insurance renewal for year 2023 property, liability, crime, commercial, and auto) only went up a total of \$1700, mainly due to no claims.
- We are waiting the Directors & Officers (D&O) liability insurance and the Umbrella Policy, which should be here by the end of January 2023. Once these amounts come in, the Board of Directors will be updated at that time.

City Water Meters:

- The City is reviewing the water meters located on MPRHOA property for usage and reimbursement, and any updates will be forwarded to the Board of Directors.

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, Sharon Perry Gibson moved, Patricia Bambridge, seconded to adjourn the meeting at 6:15 pm. Motion carried 4-0.

Respectfully Submitted, *Emma Kroum* (Acting Secretary, by approval of the Board, submitted January 24, 2023)