

**Mountain Park Ranch Homeowners Association
Board of Directors Meeting
Tuesday, March 28, 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, Tammy Rowles, Tim Seyfarth. Staff present: Controller Emma Kroum, Executive Director Jim Welch. Other attendees: Homeowner: Don Hammer via speakerphone

Call to Order: With quorum requirements met, Tammy Rowles called the meeting to order at 6:01 pm.

Jim Welch informed the Board of Directors that homeowner Don Hammer would like to serve out the remaining term for Paula Owens. Tim Seyfarth moved, Patricia Bambridge seconded to approve appointing Don Hammer, with Don Hammer accepting. Motion carried 4-0.

Approval of Agenda: Tim Seyfarth moved, Patricia Bambridge seconded to approve the March 28, 2023, Agenda as presented. Motion carried 5-0

Approval of Prior Minutes: Tim Seyfarth moved, Sharon Perry Gibson seconded to approve the February 28, 2023, Open Meeting 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, Patricia Bambridge seconded to accept the Committee's recommendations and approve the February 2023, financial statements as presented. Motion carried 5-0.

CD Investments:

- Tim Seyfarth moved, Sharon Perry Gibson seconded to accept the Committee's recommendations and approve the investments as presented. Motion carried 4-0.
 - Operating \$50k CD – Short-Term CD (1 year and under)
 - Reserve \$100k 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.

MPRHOA 2022 Audit Draft:

- Emma Kroum informed the Board that the draft audit is being finalized now, and will be sent and reviewed by the Budget and Finance Committee. After the Committee reviews, it will then be forwarded to the Board to review.

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 satisfactorily completed per contract the sealcoating of all recreation center parking lot surfaces. This included; 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.

2) Recreation Center Yearly Maintenance:

- Recreation Center yearly pool and decking maintenance is completed at Recreation Center 2, located on Ranch Circle North, and Recreation Center 3, located on Thunderhill. Recreation Center 1 deck repairs will start in June 2023, as done each year.

3) 2023 Spring/Summer Newsletter:

- A newsletter will be presented to the Board of Directors for review in the next 30 days. The newsletter needs to be at the Printers in early May 2023, to be included with the late May annual assessment mailing, in an effort to save on postage costs.

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, Patricia Bambridge seconded to adjourn the meeting at 6:12 pm. Motion carried 5-0.

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