

Mountain Park Ranch Homeowners Association
Board of Directors Meeting
Tuesday, May 23, 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, Don Hammer, Tammy Rowles. Absent: Patricia Bambridge, 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 Agenda: Don Hammer moved, Sharon Perry Gibson seconded to approve the May 23, 2023, Open Meeting Agenda as presented. Motion carried 3-0.

Approval of Prior Minutes Tammy Rowles moved, Don Hammer seconded to approve the April 25, 2023, Open Meeting Minutes as presented. Motion carried 3-0.

Committee Reports:

Landscaping Committee:

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

Budget & Finance Committee:

Financial Statements:

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

CD Investments:

- Don Hammer moved, Sharon Perry Gibson seconded to accept the Committee's recommendations and approve the below investment as presented. Motion carried 3-0.
 - 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 Draft Audit:

- Don Hammer moved, Sharon Perry Gibson seconded to accept the draft audit that was distributed last month to the Budget and Finance Committee to review. The Committee had no questions on the draft. Motion carried 3-0.

2023 Draft Budget:

- Staff is starting the preliminary line item review for the 2024 draft budget as done each year at this time. The draft is then sent to the Budget & Finance and Landscape Committees for their review, and then to the Board of Directors for final approval.

Architectural Review Committee: (ARC)

- There were no questions regarding the ARC.

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

Fourth of July Parade:

- Preparations are now being made for the upcoming Fourth of July Parade, which will be held on Tuesday, July 4, 2023, at Recreation Center 3, (located on Thunderhill Place near Ray Road) from 8am – 11am.

Water Drainage Reminder Letters:

- Drainage letters will be going out to all homeowners in June 2023 who back to the hillside preserve on Rock Wren, Rockledge, Desert Trumpet, Cathedral Rock, 36th Place, Thunderhill, 37th Place, etc.

Annual Meeting Information:

- The Board was updated on the October 2023 annual meeting calendar of events.

Recreation Center 1 - Pool Maintenance:

- In the month of June, we will close Recreation Center 1 for about 10 days (Ranch Circle South & Mountain Parkway) for normal yearly maintenance repairs, since the other two Recreation Center pool water temperature will be warm.

Playground Completion – Recreation Center 3: (Thunderhill & Ray Road)

- The playground was completed at the beginning of May 2023 as scheduled, and all work was done satisfactory and per contract. We have a lot of happy homeowners.

Don Hammer moved, Sharon Perry Gibson seconded to cancel the June 2023 Board meeting, as requested by the Executive Director, due to scheduling conflicts. The Board will still receive on-going information from Staff to review throughout the month. Motion carried 3-0.

Community Association Managers' Report:

- There were no questions on the management reports.

Adjournment: With no further business to discuss or questions regarding the MPRHOA community, Sharon Perry Gibson moved, Don Hammer seconded to adjourn the meeting at 6:26 pm. Motion carried 3-0.

Respectfully Submitted, *Emma Kroum* (Acting Secretary, by approval of the Board, submitted May 23, 2023)