

Mountain Park Ranch Homeowners Association
Board of Directors Meeting
Tuesday, July 25, 2023
MPRHOA Office
15425 S. 40th Place, Suite 4, Phoenix, AZ 85044
6:00 pm
Minutes of Open Session

Present: Board Members: Patricia Bambridge, Don Hammer via speakerphone, Tammy Rowles, Tim Seyfarth. Absent: Sharon Perry Gibson. Staff present: Controller Emma Kroum and Executive Director Jim Welch. Homeowner Linda Utt via speakerphone.

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

Approval of Minutes: Tim Seyfarth moved, Patricia Bambridge seconded to approve the May 23, 2023, Open Meeting Minutes as presented. Motion carried 4-0.

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 May 2023, and June 2023, financial statements as presented. Motion carried 4-0.

CD Investments:

Tim Seyfarth moved, Patricia Bambridge seconded to accept the Committee's recommendations and approve the below investments as presented. Motion carried 4-0.

July 2023:

- ✓ Reserve \$100k CD – Long-Term CD (Over 1 year)

August 2023:

- ✓ Reserve Fund - \$50k 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.

2024 Draft Budget:

- The 2024 draft budget was distributed last month to the Budget and Finance and Landscape Committees to review for 30 days. The Committees reviewed, and had no questions. The Board asked Emma to reconfirm with the Committee on any further budget questions and/or recommendations for the Board.

Architectural Review Committee: (ARC)

- There were no questions regarding the ARC.

Nomination Committee:

- Three (3) self-nominations were received by the July 7, 2023, candidate nomination deadline, and no other nominations were received. Therefore, nominations were deemed closed, as all vacancies are now filled.
- The Nomination Committee consist of Tim Seyfarth, who volunteered to chair the committee, Patricia Bambridge and Linda Utt. All three (3) accepted to volunteer for the nominating committee and approved of the candidates at the open board meeting.
- Patricia Bambridge moved, Tim Seyfarth seconded to approve the three (3) self-nominations (*alpha order*) Grant Gosselin, Bruce Jensen and Tammy Rowles, as presented in their candidate statements. Motion carried 3-0, with Tammy Rowles abstaining.

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

Annual Meeting Information:

- The Board was updated on the October 2023 Annual Meeting calendar of events.

Recreation Center 1 - Pool Maintenance:

- The Board was updated on the completed pool deck maintenance at recreation center 1, located on Ranch Circle South and Mountain Parkway.

Fourth of July Parade:

- The parade was a success, lots of homeowners, etc. Also, many compliments on the new playground equipment at the recreation center.

Tim Seyfarth moved, Don Hammer seconded to approve a generic \$200 gift card for Andy Hayes for all his help and work with the parade. Andy rounded up hundreds of free coupons and gift cards from local vendors, that he handed out as prizes to the kids. In addition, he arranged for the Fire Department, as he does each year, and saved MPRHOA money not having to pay for a barricade company. Motion carried 4-0.

Maintenance Truck:

Tim Seyfarth moved, Don Hammer seconded to approve the purchase of a newer work truck, not to exceed \$40k, which includes the trade-in amount on the current work truck, for maintenance staff to use while performing work duties. Motion carried 4-0.

Community Association Managers' Report:

- There were no questions on the management reports.

Emma Kroum distributed the draft 2024 budget to the Board. The Board to review the draft for the next 30-days.

Adjournment: With no further business to discuss or questions regarding the MPRHOA community, Tim Seyfarth moved, Patricia Bambridge seconded to adjourn the meeting at 6:50 pm. Motion carried 4-0.

Respectfully Submitted, *Emma Kroum* (Acting Secretary, by approval of the Board, submitted July 25, 2023)