

MOUNTAIN PARK RANCH HOMEOWNERS ASSOCIATION
2022 ANNUAL MEETING OF THE MEMBERSHIP
Four Points Sheraton Phoenix S. Mtn. (Former Grace Inn)
10831 South 51st Street · Phoenix, Arizona, 85044
Tuesday, 7 pm
OCTOBER 18, 2022

Attendance: Board members present: Patricia Bambridge. Tim Seyfarth. Absent: Sharon Perry Gibson, Tammy Rowles and Paula Owens. Also attending were Staff members: Jim Welch, Executive Director, Emma Kroum, Controller, Diane Kreckler and Breanna Acevez, Community Association Managers, Jessie Shimasaki, Reception/Bookkeeper, Lizabeth Novosel, Office Assistant, Maintenance Staff Preston Burt and Ken Morris. Also present were: Scott Murray from ProQual Landscaping, Paul Hansen CPA from Butler/Hansen CPA Firm, Chandler Travis from Travis Law Firm, and 28 MPRHOA Members.

Call to Order: Jim Welch called the 2022 Annual Meeting to order at 7:02 p.m. Based on over 920 valid absentee ballots mailed in prior to the meeting, a quorum was achieved.

Minutes: Member Robert Celani moved, Mike Marks seconded, that the Minutes of the 2021 Annual Meeting be approved. Motion carried unanimously.

Jim Welch introduced Board members, Committee members, the MPRHOA staff, and thanked MPR Members for attending.

Tim Seyfarth gave his President's message and thanked members for attending.

Jim Welch gave his State of the Association address for 2022. Items discussed were:

- Current landscape company and the bidding process was explained.
- Discussed the financial health of our HOA stating the current 2021 budget is approximately \$2.3 million, with \$2.0 million in reserves, all under a 1% delinquency rate with 85-95% funding. A few of the items contributing to the financial health are: We managed to keep assessments low, with no assessment increase for 2022, by proper budgeting, staying within budgetary line-item amounts and proactively planning and mapping out future expenses before they materialize, such as erosion control and utilizing satellite clocks. We maintain the proper insurance for adverse weather and properly obtain bids and we research contractors who are licensed and insured.
- Discussed security and safety at the recreation centers and common areas.
- Discussed advantages of in-house self-management vs. having an outside management company.

Paul Hansen of Butler & Hansen CPA Firm gave a positive report regarding MPRHOA's financials and reviewed the audit report from year ending 2021, reporting that MPRHOA is financially healthy and a well-run HOA, and that the documents provided to them by the MPRHOA Controller and Board were accurate and true based on their findings.

Jim Welch opened the floor for questions and said also mentioned questions and responses would also be posted on the MPRHOA website.

1. **Question:** What is the term of the contract with ProQual?

Answer: It is a 3-year term that was extended. They have now been servicing MPR HOA for 4 years. We had an independent outside consultant evaluate all contractors that submitted a bid and ProQual was recommended by the consultant to be the best to service our needs, including the appropriate equipment and costs to handle this large of a property, etc.

Question: Can the lighting on the tennis courts be updated to LED to lower lighting costs?

Answer: We have researched this in the past and found that it would be very costly for this change and the expense did not justify changing them.

2. **Question:** Will we convert any more tennis courts to pickleball courts?

Answer: We considered it, but decided not to because houses are so much closer at the other recreation centers and there was concern of noise.

3. **Question:** A lot of plants have died and been removed, are we going to replace them?

Answer: Scott Murray of ProQual Landscaping discussed our smart sensors saving us so much money that we are 40K under budget. This money will go towards replacing plants.

4. **Question:** On the smart sensors, what does "lifetime warranty" mean – how long are they really warrantied? Do they work in the rain?

Answer: As long as ProQual is contracted to maintain the property, it is indeed for a lifetime. Scott explained how the smart sensors work in the rain.

5. **Question:** There has been a leak at the Rec. center for quite some time.

Answer: Please call it into the office, as sometimes it is not leaking when crews are there.

Jim Welch asked again if there were any more questions. With no other questions or comments, Jim Welch thanked all for attending the meeting.

Adjournment: James Elwood moved, Maria Shuttleworth seconded, to adjourn the meeting at 8:07pm. Motion carried.

*Submitted by,
Diane Kreckler, MPRHOA acting secretary, October 18, 2022.*