

**Mountain Park Ranch Homeowners Association  
Board of Directors Meeting  
Tuesday, September 26, 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.

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

**Approval of Minutes:** Tim Seyfarth moved, Patricia Bambridge seconded to approve the August 22, 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 the August 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.
  - ✓ Operating - \$100k CD – Short-Term CD (3, 6, and/or 9 month)
  - ✓ Reserve Fund - \$51k 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 "B" Budget:

- Tim Seyfarth moved, Patricia Bambridge seconded that the Board approve budget draft "B" which increases the assessment to \$33 per month, in an effort to keep up with the continual increase with goods and services, such as; fuel, pool chemicals, water, electricity, among other expenses that increase due to inflation. Motion carried 4-0.

Architectural Review Committee: (ARC)

- There were no questions regarding the ARC.

**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. As of today's date, we have received 747 ballots, which satisfies quorum requirements to have an Annual Meeting.

Wind/Monsoon Storm Cleanup:

- On Thursday, August 31, 2023, in the late evening a wind storm came through our area and knocked down many trees, branches, etc. Staff is addressing all damage and costs at this time and we anticipate final cleanup costs via ProQual to be provided soon. MPRHOA insurance is also being contacted for any tree/shrub reimbursement coverages in the policy.

Water Meter Usage/Cost Responsibility at the MPRHOA Lakes:

- We are still discussing/negotiating with the City of Phoenix in regards to who is responsible for paying future water usage costs, for MPRHOA's five (5) ponds. The City of Phoenix has been paying the water costs at these areas, however during a recent City of Phoenix water usage audit, it was determined that these meters were MPRHOA meters and not City of Phoenix water meters, and water usage should be paid by MPRHOA.

New Maintenance Truck:

- With the Board of Directors prior approval, we purchased a used pick-up truck, for our maintenance staff, at a local car dealer to replace the old maintenance pickup truck. It is a year 2021, with 10,000 miles, a basic work truck in great condition, well cared for, clean CARFAX, warranty included, etc. The old maintenance truck was used as a trade-in on the new one.

**Adjournment:** With no further business to discuss or questions regarding the MPRHOA community, Tim Seyfarth moved, Patricia Bambridge seconded to adjourn the meeting at 6:32 pm. Motion carried 4-0.

Respectfully Submitted, *Emma Kroum* (Acting Secretary, by approval of the Board, submitted September 26, 2023)