

**Mountain Park Ranch Homeowners Association
Board of Directors Meeting
Tuesday, November 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 (via speakerphone), Grant Gosselin, Don Hammer, Bruce Jensen, Tammy Rowles. 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 6:03 pm.

Approval of Minutes: Don Hammer moved, Bruce Jensen seconded to approve the October 24, 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:

- Grant Gosselin moved, Bruce Jensen seconded to accept the Committee's recommendations and approve the October 2023, financial statements as presented. Motion carried 5-0.

CD Investments:

- There were no investments this month to review.

Architectural Review Committee: (ARC)

- The Committee reviewed one home addition request. There were no other requests for review.

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

Recreation Center Winter Inspections:

- Upcoming meetings with contractors and maintenance staff to complete comprehensive inspections at recreation centers 2 & 3 will take place. The inspections go over all aspects of the centers including, deck and pool maintenance issues, bathrooms, building integrity, pool motors and mechanicals, painting, stucco repairs, and any other items that need addressing.
- Recreation center 1 goes through the same inspections, but not until May or June each year. This way if there are any repairs needed with pool 1, members can use the other recreation centers as pools are generally warm enough to swim.

Overseeding of Grass:

- Yearly overseeding of grass areas is completed at all recreation centers and greenbelts.

December 2023 Board Meeting:

- Bruce Jensen moved, Don Hammer seconded to cancel the December 2023 Board Meeting which falls on December 26, 2023, right after Christmas. Motion carried 5-0.

MPRHOA Reserve Study Update:

- It is recommended in the industry to update reserve studies every 3-5 years. Year 2024 will be ending our 5 year window to get the study updated. Staff will meet with Reserve Specialist in Spring of 2024 to start preparations for the update. Once completed, draft copies of the report will be submitted to the Board of Directors and Budget and Finance Committee for review.

Recreation Center Security Patrols:

- As a test, we are changing our security patrol days from 7 days per week to 3 days per week (Friday, Saturday & Sunday) at the recreation centers. By doing this we can save in costs. This is only a test and if we see any problems start to occur, we can revert back to our current patrol schedule.

New Roof Tile Color:

- Bruce Jensen moved, Tammy Rowles seconded to add the new roof tile color called Cocoa Range to our roof tile options for homeowners, which replaces the now discontinued Topanga roof tile. This new tile design and tile color are part of the same scheme of roof tiles currently offered. Motion carried 5-0.

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, Don Hammer moved, Bruce Jensen seconded to adjourn the meeting at 6:32 pm. Motion carried 5-0.

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