

**Mountain Park Ranch Homeowners Association  
Board of Directors Meeting  
Tuesday, February 27, 2024  
MPRHOA Office  
15425 S. 40th Place, Suite 4, Phoenix, AZ 85044  
6:00 pm  
Minutes of Open Session**

**Present:** Board Members: Grant Gosselin, Don Hammer, Tammy Rowles. Absent: Patricia Bambridge, Bruce Jensen. Staff present: Controller Emma Kroum, Executive Director Jim Welch. Homeowner: Vicki Sandler.

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

**Approval of Minutes:** Grant Gosselin moved, Don Hammer seconded to approve the January 23, 2024, 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:

January 2024:

- Grant Gosselin moved, Don Hammer seconded to accept the Committee's recommendations and approve the January 2024, financial statements as presented. Motion carried 3-0.

CD Investments:

- There were no investments this month for the Board to review or approve.

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:

- Recreation Center yearly pool and pool decking maintenance has started at Recreation Center 2, located on Ranch Circle North, and Recreation Center 3, located on Thunderhill near Ray Road. Fortunately, we did not have any major repairs at these Recreation Centers. Pool monitors, maintenance staff, and security patrols have all cut down on the number of repairs, saving on future costs.

### Pool Monitors for 2024 Swim Season:

- Pool Monitor applications are now being accepted for this year's pool season. Monitors typical work schedules are from Memorial Day – Labor Day.

### Spring/Summer 2024 Newsletter:

- We are in the process of putting together a Spring/Summer 2024 Newsletter to insert with our next assessment mailing, which goes out in the month of May. A newsletter draft will be available in a few weeks for the Board to review prior to going to the printers.

### Pickleball Updates:

- Grant Gosselin moved, Don Hammer seconded to approve Outdoor Surface Company to update the existing tennis/pickleball courts at recreation center 1, and add a total of 6 new permanent pickleball courts, and remove the existing tennis court, not to exceed \$30k. There are 6 other dedicated tennis courts (2 courts at recreation center 2, and 2 courts at recreation center 3, and 2 courts at Sun Ray Park, all located within MPRHOA, for tennis players to use. Motion carried 3-0.
- Grant Gosselin moved, Don Hammer seconded to approve adding "please carpool" or similar type signage to the recreation center 1 parking area, due to the limited parking spaces. Motion carried 3-0.
- Don Hammer moved, Grant Gosselin seconded for Jim Welch to gather information from ACE/Sunland Asphalt Company Representative Derek Matson, on placing gravel instead of blacktopping, among other parking recommendations, on the grassy area next to the existing courts, in an effort to create additional parking. Motion carried 3-0.

### **Community Association Managers Report:**

- There were no questions on the Community Association Manager's reports.

**Adjournment:** With no further business to discuss or questions regarding the MPRHOA community, Don Hammer moved, Grant Gosselin seconded to adjourn the meeting at 6:48 pm. Motion carried 3-0.

Respectfully Submitted, *Emma Kroum* (Acting Secretary, by approval of the Board, submitted February 27, 2024)