

**Mountain Park Ranch Homeowners Association
Board of Directors Meeting
Tuesday, January 23, 2024
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), Don Hammer (via speakerphone), Bruce Jensen, Tammy Rowles. Absent: Grant Gosselin. Staff present: Controller Emma Kroum, Executive Director Jim Welch, Maintenance Supervisor Preston Burt. Homeowner Vicki Sandler.

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

Approval of Minutes: Bruce Jensen moved, Patricia Bambridge seconded to approve the November 28, 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:

November 2023:

- Bruce Jensen moved, Patricia Bambridge seconded to re-affirm approval of the November 2023 financials and accept the Committee's recommendations, as presented. Motion carried 4-0.

December 2023:

- Patricia Bambridge moved, Bruce Jensen seconded to accept the Committee's recommendations and approve the December 2023, financial statements as presented. Motion carried 4-0.

CD Investments:

November 2023:

- Bruce Jensen moved, Don Hammer seconded to re-affirm and accept the Committee's recommendations and approve the January 2023 investments as follows. Motion carried 4-0.
 - Operating Fund - \$50k (re-invest in short term CD's, 3 - 12 months)
 - Reserve Fund - \$102k (re-invest in long term CD's, over 12 months)

December 2023:

- There was no meeting or CD's maturing in December 2023, so no action was needed.

February 2024

- Bruce Jensen moved, Patricia Bambridge seconded to accept the Committee's recommendations and approve the below CD which is maturing in February 2024. Motion carried 4-0.
 - Reserve Fund - \$75k (re-invest in a long term CD, more than 12 months)

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.

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 inspections are now completed at Recreation Center 2 (Ranch Circle North) and Recreation Center 3 (Thunderhill). I'm awaiting the bid proposals at this time, however we did well over the 2023 year with few repairs needed at both locations. We will start addressing these normal yearly maintenance items like; paint touch ups, shower tile cleaning, etc., as timely as possible, to have the locations completed before the swim season starts, as done each year at this time.
- Pool monitors, maintenance staff, and security patrols have also cut down on the number of repairs we have seen in the past from vandalism.

Property Insurance Renewal:

- Bruce Jensen moved, Don Hammer seconded to approve the 2024 property insurance renewal, as presented. Motion carried 4-0.

Pickleball Updates:

- Don Hammer moved, Patricia Bambridge seconded to approve the bid from Outdoor Surfaces, to convert the existing tennis/pickleball courts at recreation center 1, into 6 only permanent pickleball courts. Motion failed 2-2.
- Don Hammer moved, Bruce Jensen seconded to approve Jim Welch to obtain a legal opinion from the association attorney in regards to possible liability with; parking, pedestrian traffic, noise, etc., with adding more pickleball courts (6 total) to recreation center 1. Motion carried 4-0.

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, Bruce Jensen 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 January 23, 2024)