

**Mountain Park Ranch Homeowners Association
Board of Directors Meeting
Tuesday, March 26, 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, Bruce Jensen. Absent: Patricia Bambridge, Tammy Rowles

Staff present: Controller Emma Kroum, Executive Director Jim Welch

Call to Order: With quorum requirements met, Bruce Jensen called the meeting to order at 6:45 pm.

Approval of Minutes: Don Hammer moved, Bruce Jensen seconded to approve the February 27, 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:

February 2024:

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

CD Investments:

- Grant Gosselin moved, Don Hammer seconded to accept the Committee's recommendations and approve the below CD's. Motion carried 3-0.
 - Re-Invest Operating \$50k CD in a Short-Term CD (1 year and under)
 - Re-Invest Operating \$40k CD in a Short-Term CD (1 year and under)

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)

- There were no requests for review this past month.

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

Recreation Center Winter Inspections/Maintenance:

- Recreation Center yearly pool and decking maintenance is completed at Recreation Center 2, located on Ranch Circle North, and Recreation Center 3, located on Thunderhill. Both Recreation Centers are ready for the upcoming pool season.

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.

Reserve Study - 2024:

- We have scheduled our Reserve Study for June 2024. A draft report should be completed within 30-60 days after the on-site inspection.

Pickleball Updates - Recreation Center 1:

- We are scheduled to begin work on the pickleball court upgrades in early April 2024. Signage will be posted at the courts. Work will take about a week or two, pending weather.

Parking Updates - Recreation Center 1:

- Bruce Jensen moved, Don Hammer seconded to approve \$2900 for the Engineering Firm BOWMAN Engineering, to proceed with working with the City of Phoenix on additional vehicle parking options at Recreation Center 1. 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, Bruce Jensen seconded to adjourn the meeting at 7:09 pm. Motion carried 3-0.

Respectfully Submitted, *Emma Kroum* (Acting Secretary, by approval of the Board, submitted March 26, 2024)