

**Mountain Park Ranch Homeowners Association
Board of Directors Meeting
Tuesday, July 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), Jason Boelke, Grant Gosselin, Don Hammer, Bruce Jensen

Staff Present: Controller Emma Kroum, Executive Director Jim Welch

Call to Order: With quorum requirements met, Bruce Jensen called the meeting to order at 6:17 pm.

Approval of Minutes: Don Hammer moved, Grant Gosselin seconded to approve the June 25, 2024, Open Meeting Minutes as presented. Motion carried 5-0.

Committee Reports:

Landscaping Committee:

- The Board was updated on current landscaping around the community.
- Don Hammer noted an area on Ray Road that ProQual needs to clean landscape overgrowth.

Budget & Finance Committee:

Financial Statements:

- Patricia Bambridge moved, Bruce Jensen seconded to accept the Committee's recommendation and approve the June 2024, financial statements as presented. Motion carried 5-0.

CD Investment:

- Bruce Jensen moved, Grant Gosselin seconded to accept the Committee's recommendation and approve to invest the \$100k Reserve fund CD in a long-term CD (over 1 year). Motion carried 5-0.

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 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.

2023 Audit Draft:

- Patricia Bambridge moved, Bruce Jensen seconded to approve the 2023 Audit draft. Motion carried 5-0.

2025 Draft Budget:

- The 2025 draft budget was distributed to the Board of Directors to review for 30 days. The Board can review the draft and approve at the August 2024, Open Board meeting. During the next 30 days, the Board can contact Emma Kroum via email with any questions.

Architectural Review Committee: (ARC)

There were no requests to review this past month.

Nominations Committee:

A Nominations Committee was appointed by the Board of Directors at the June 2024 Board meeting:

- Five self-nominations were received prior to the July 05, 2024, nomination deadline, and no other nominations were received. Therefore, nominations are deemed closed, per the Association's By-Laws, as all vacancies are filled.
- Bruce Jensen moved, Grant Gosselin seconded to approve the five (5) self-nominations (*alpha order*), John Camarillo, Stephanie Hammer, Rebecca Kossmann, Tim Seyfarth, and Joseph Stepanski, as presented in their candidate statements. All candidates are in good standing with the Association. Motion carried 4-0, with Don Hammer abstaining.
- Bruce Jensen moved, Grant Gosselin seconded to not allow nominations from the floor, or "write-in" names on the ballot. Motion carried 4-0, with Don Hammer abstaining.

Executive Directors Report on Completed and Pending Projects:

Fourth of July Parade:

- The parade was a success. The day went well, vendors performed satisfactorily, lots of homeowners. Jim Welch has corresponded to the Ahwatukee Chamber President that future political activities are not permitted at MPRHOA events, unless Board of Director approval.

Reserve Study 2024:

- Staff met with the Reserve Engineer in regards to MPRHOA's upcoming Reserve Study. A draft report has been received and being reviewed right now. A copy will be sent to the Board when completed.

Recreation Center 1 - Yearly Pool Area Maintenance:

- The week of July 8, 2024, we closed Recreation Center 1 (Ranch Circle South & Mountain Parkway) to perform seasonal maintenance and repairs to the pool area that included; pool decking and drain repairs, among other pool related items. All work was completed in a professional and timely manner.

Patricia Bambridge leaving the meeting at this time.

Community Parking – Regulating MPRHOA Public Roadways:

Bruce Jensen moved, Grant Gosselin seconded to include attorney Chandler Travis's new parking law voting letter to be included with the upcoming Annual Meeting mailing for Members to vote on. This new parking law impacts the ability of planned communities (MPRHOA) to regulate vehicle parking on public streets. Motion carried 4-0.

Recreation Center 1 – Additional Street Parking:

- The Engineer is still working with the City right now on the proposed Ranch Circle South Road vehicle parking addition. Staff will keep the Board of Directors updated as they proceed.

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, Bruce Jensen moved, Grant Gosselin seconded to adjourn the meeting at 7:02 pm. Motion carried 4-0.

Respectfully Submitted, Emma Kroum (Acting Secretary, by approval of the Board, submitted July 23, 2024)