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

Present: Board Members: Patricia Bambridge, Jason Boelke, Grant Gosselin, Bruce Jensen
Absent: Don Hammer

Staff Present: Controller Emma Kroum, Executive Director Jim Welch

Call to Order: With quorum requirements met, Bruce Jensen called the meeting to order at 6:03 pm.

Approval of Minutes: Patricia Bambridge moved, Grant Gosselin seconded to approve the July 23, 2024, Open Meeting Minutes as presented. Motion carried 4-0.

Committee Reports:

Landscaping Committee:

- The Board was updated on current landscaping around the community.
- Jim Welch discussed the ProQual overseeding proposal of the greenbelts, which is under the budgeted amount for this year. ProQual will be applying seed soon. The Board had no questions.

Budget & Finance Committee:

Financial Statements:

- Patricia Bambridge moved, Grant Gosselin seconded to accept the Committee's recommendation and approve the July 2024, financial statements as presented. Motion carried 4-0.

CD Investments:

- There were no investments this month for Board of Director review.

2025 Draft "B" Budget:

- Bruce Jensen moved, Grant Gosselin seconded to approve the draft "B" 2025 budget, with the proposed 5% increase of the annual assessment from the current $396 to the recommended $416, broken down in two semi-annual payments of $208 each, due January 1, and July 1. Motion carried 4-0.
- Patricia Bambridge moved, Jason Boelke seconded that the Board approve the Maximum Annual Assessment for year 2025, which the maximum is 5%, which equals $425.50, if ever needed in the future. Motion carried 4-0.

Architectural Review Committee: (ARC)

There were no requests to review this past month.

Executive Directors Report on Completed and Pending Projects:

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 – 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.

No Fee Collection Policy:

- The Board was provided a letter and contract proposal to review from Travis Law Firm, informing of the Firm's new TLF "K" Collection Agreement. Statutory amendments to A.R.S §33-1256(K) of the Condominium Act, and A.R.S. §33-1807(K) of the Planned Community Act, and the passage of HB2648, have recently changed. Travis Law Firm must now discontinue offering their "No Fee" Collections Plan. The Board said they would review the proposal and report back to Jim Welch with any questions.

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, Jason Boelke seconded to adjourn the meeting at 6:52 pm. Motion carried 4-0.

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