Mountain Park Ranch Homeowners Association
Board of Directors Meeting
Tuesday, November 26, 2024
MPRHOA Office
15425 S. 40th Place, Suite 4, Phoenix, AZ 85044
6:00 pm
Minutes of Open Session

Present: Jason Boelke, Grant Gosselin (via speakerphone), Stephanie Hammer, Bruce Jensen. Absent: Tim Seyfarth

Staff Present: Executive Director Jim Welch. Absent: Controller Emma Kroum

Call to Order: With quorum requirements met, Bruce Jensen called the meeting to order at 6:04 pm.

Approval of Minutes: Stephanie Hammer moved, Jason Boelke seconded to approve the October 22, 2024, 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:

- Stephanie Hammer moved, Bruce Jensen seconded to accept the Committee's recommendations and approve the October 2024, financial statements as presented. Motion carried 4-0.

CD Investments:

- Stephanie Hammer moved, Jason Boelke seconded to accept the Committee's recommendations and approve the below investments as presented. Motion carried 4-0.

    - ✓ Re-invest $60k CD – Long-Term CD (Over 1 year)
    - ✓ Redeem $60k CD – for current proposed recreation center 1 parking, and future projects.

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)

- We did not have any requests this month for the Committee to review.

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

Recreation Center Winter Inspections:

- During the next couple of months, I will be meeting with contractors and maintenance staff to complete comprehensive inspections at the recreation centers. The inspections go over all aspects of the centers including, deck and pool maintenance issues, bathrooms, building integrity, pool motors and mechanicals, painting, stucco repairs, and other items that need addressing. Preparing now for upcoming work creates the least amount of distraction and interruption for Members. The good news is we are not anticipating any major repairs at the recreation centers for year 2025.

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. I will keep the Board of Directors updated as we proceed.
- Bruce Jensen asked Jim Welch to obtain an estimated time/date for a final proposal from the Engineer and Asphalt Company for the Board to review.

Public Roadway Vote – Passed:

- Jim Welch restated to the Board that Board President Bruce Jensen can sign the roadway parking document when Emma Kroum (who is a Notary) is available to notarize the document. We will then return the completed document to Chandler Travis Law Firm for them to record it with the Maricopa County Recorder's Office. Chandler Travis Law Firm will then provide MPRHOA with the finalized recorded document for the Association's records.

Other Business:

- Grant Gosselin asked Jim Welch if he could look into a sun shade canopy over the recreation center 3 playground swings. Jim Welch will obtain information on this request and report back to the Board.

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 6:19 pm. Motion carried 4-0.

Respectfully Submitted, Jim Welch (Acting Secretary, by approval of the Board, submitted November 26, 2024)