Mountain Park Ranch Homeowners Association
Board of Directors Meeting
Tuesday, January 28, 2025
MPRHOA Office
15425 S. 40th Place, Suite 4, Phoenix, AZ 85044
6:00 pm
Minutes of Open Session

Board Attendance: Jason Boelke, Stephanie Hammer, Bruce Jensen, Tim Seyfarth. Absent: Grant Gosselin

Staff Attendance: Controller Emma Kroum and Executive Director Jim Welch

Others in Attendance: Homeowner Mike Marks, and Jesse Shroyer, Project Manager of Sunland Asphalt

Call to Order: With quorum requirements met, Tim Seyfarth called the meeting to order at 6:10 pm.

Approval of Minutes: Bruce Jensen moved, Jason Boelke seconded to approve the November 26, 2024, Open Meeting Minutes as presented. Motion carried 4-0.

Committee Reports:

Landscaping Committee:

- The Board was updated on current landscaping around the community.
- Stephanie Hammer asked about planting more trees and shrubs in various areas in the community. Jim Welch will discuss a future landscape plan with ProQual Landscaping.

Budget & Finance Committee:

November 2024:
- Tim Seyfarth moved, Bruce Jensen seconded to approve the November 2024 financial statements, which were distributed last month to the Board. (The Board to re-affirm approval of the financials). Motion carried 4-0.

December 2024:
- Tim Seyfarth moved, Bruce Jensen seconded for the Board of Directors to approve the December 2024 financial statements as presented. Motion carried 4-0.

CD Investments:

November 2024:
- Tim Seyfarth moved, Bruce Jensen seconded for the Board of Directors to approve the investments which were distributed last month to the Board. (The Board to re-affirm approval of the investments). Motion carried 4-0.

December 2024:
- Tim Seyfarth moved, Stephanie Hammer seconded for the Board of Directors to approve the below CD that will be maturing. Motion carried 4-0.
    - ✓ Re-invest $75k in Reserve Funds in a Long-Term CD (Over 1 year)

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 this month for the Committee or Board to review.

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

Recreation Center 1 – Additional Street Parking:

- Jesse Shroyer, Project Manager of Sunland Asphalt, attended the Board of Directors meeting to further discuss and update the Board on the proposed Ranch Circle South Road additional vehicle parking project.
- Tim Seyfarth moved, Bruce Jensen seconded to allocate $100k for the proposed parking addition to Recreation Center 1. The Board requested two more bids for this project and will re-evaluate the allocated amount at that time. Motion carried 4-0.

Public Roadway Vote – Passed:

- Copies of the executed and recorded document regarding the MPRHOA Members' vote to continue the enforcement of public roadways was distributed for The Boards records.

MPRHOA Property Insurance Renewal - Year 2025:

- Bruce Jensen moved, Jason Boelke seconded to approve the MPRHOA property insurance renewals for year 2025. Motion carried 4-0.
- Jim Welch is also gathering additional information from the MPRHOA Insurance Broker on bidding, insurance term limits, etc., and will report back to the Board.

Swing - Set Shade Structure – Recreation Center 3:

- Jim Welch mentioned a possible shade structure be erected over the playground swing sets at recreation center 3, that a homeowner inquired about. Due to costs constraints, the Board did not want to pursue this inquiry at this time.

Recreation Center Pool Deck/Pool Repairs:

- Work order repair estimates were finished up for Recreation Center 2 and Recreation Center 3, pool and pool areas, as done each year at this time. As anticipated, pool repairs this year will be minimal, due to our continual oversight and ongoing proactive maintenance of our amenities.

Community Association Managers Report:

- There were no questions on the monthly report.

Adjournment: With no further business to discuss or questions regarding the MPRHOA community, Stephanie Hammer moved, Jason Boelke seconded to adjourn the meeting at 7:16 pm. Motion carried 4-0.

Respectfully Submitted, Emma Kroum (Acting Secretary, by approval of the Board, submitted January 28, 2025)