Mountain Park Ranch Homeowners Association
Board of Directors Meeting
Tuesday, February 25, 2025
MPRHOA Office
15425 S. 40th Place, Suite 4, Phoenix, AZ 85044
6:00 pm
Minutes of Open Session

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

Staff Attendance: Controller Emma Kroum and Executive Director Jim Welch

Call to Order: With quorum requirements met, Jason Boelke called the meeting to order at 6:00 pm.

Approval of Minutes: Stephanie Hammer moved, Grant Gosselin seconded to approve the January 28, 2025, 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:

- Jason Boelke moved, Grant Gosselin seconded to accept the Committee's recommendations and approve the January 2025 financial statements as presented. Motion carried 3-0.

CD Investments:

- Jason Boelke moved, Stephanie Hammer seconded to accept the Committee's recommendations and approve the below CD's that will be maturing. Motion carried 3-0.
    - ✓ Re-invest in Reserve - $125k in a Long-Term CD (Over 1 year)
    - ✓ Re-invest in Operating - $40k in a Short-Term CD (3, 6, and/or 9 month)

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.

2024 Audit:

- The Audit has started and Emma has been working closely with the Auditors and providing all documentation requested. Once the draft is completed, we will send the Budget and Finance Committee and Board of Directors a copy for review.

Architectural Review Committee: (ARC)

- The Committee reviewed and approved one home addition request and one patio extension request. There were no other requests for the Committee to review or need Board of Director review or approval.

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

Recreation Center 1 – Additional Street Parking:

- Bids from asphalt companies are being obtained for review at this time.

Pool Monitors for 2025 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.

Recreation Center Pool Deck/Pool Maintenance/Repairs:

- Recreation Center yearly pool and decking maintenance has started at Recreation Center 2, located on Ranch Circle North, and Recreation Center 3, located on Thunderhill near Ray Road.

- Recreation Center 1 pool and deck repairs start in June, as done each year.

- During initial inspections, we did not find any major repairs needed at Recreation Centers 2 and 3 this year, other than typical maintenance items. We did well over the 2024 year. Pool monitors, maintenance staff, and security patrols have cut down on the number of repairs we have seen in the past, saving on future costs.

MPRHOA Property Insurance Renewal - Year 2025:

- Jim Welch is gathering additional information from the MPRHOA Insurance Broker on bidding, insurance term limits, etc., and will report back to the Board.

Community Association Managers Report:

- There were no questions on the monthly property report.

Jason Boelke moved, Stephanie Hammer seconded to have Jim Welch obtain a legal opinion from Attorney Chandler Travis on the necessity to add (or not add) more vehicle parking at recreation center 1, since MPRHOA has removed 2 tennis courts and added 6 new pickleball courts in the same location. Motion carried 3-0.

Adjournment: With no further business to discuss or questions regarding the MPRHOA community, Jason Boelke moved, Stephanie Hammer seconded to adjourn the meeting at 6:25 pm. Motion carried 3-0.

Respectfully Submitted, Emma Kroum (Acting Secretary, by approval of the Board, submitted February 25, 2025)