**Mountain Park Ranch Homeowners Association**
**Board of Directors Open Meeting**
**Tuesday, April 22, 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, Bruce Jensen, Stephanie Hammer, Tim Seyfarth

**Staff Attendance:** Controller Emma Kroum and Executive Director Jim Welch

**Others in Attendance:** Homeowner Mike Marks

**Call to Order:** With quorum requirements met, Bruce Jensen called the meeting to order at 6:08 p.m.

**Approval of Prior Minutes:** Tim Seyfarth moved, Stephanie Hammer seconded to approve the March 25, 2025, Open Meeting Minutes as presented. Motion carried 5-0.

**Committee Reports:**

Landscaping Committee:

- The Board was updated on current landscaping around the community.

Budget & Finance Committee:

- Tim Seyfarth moved, Bruce Jensen seconded to accept the Committee's recommendations and approve the March 2025 financial statements as presented. Motion carried 5-0.

CD Investments:

- Tim Seyfarth moved, Stephanie Hammer seconded to accept the Committee's recommendations and re-invest $125k in the reserve account in a long-term CD (Over 1 year). Motion carried 5-0.

- Tim Seyfarth moved, Stephanie Hammer seconded to accept the Committee's recommendations and re-invest $90k in the operating account in a short-term CD (3, 6, and/or 9 month). 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 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:

- Bruce Jensen moved, Tim Seyfarth seconded to accept and approve the draft Audit as presented. Motion carried 5-0.

Architectural Review Committee: (ARC)

- The Committee is reviewing a casita and a ramada request. There were no other requests that needed Board of Director review or approval at this time.

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

Fourth of July Parade:

- Preparations are now being made for the upcoming Fourth of July Parade, which will be held on Friday, July 04, 2025.

- Staff will be facilitating the DJ, Bouncy games/toys, hotdog vendor, and coordinating with the City of Phoenix to help in the Parade. More information will be forthcoming as we get closer to the event.

Recreation Center 1 – Additional Street Parking:

- The Board was updated on bids from 5 different asphalt companies. The Board at this time has tabled any further parking discussions until further notice.

MPRHOA Property Insurance - Year 2025:

- Jim Welch distributed an update from MPRHOA Insurance Broker Nicole Smith on the bidding process used when obtaining MPRHOA insurance, including; insurance term limits, and companies that were utilized in their bidding. The Board had no further questions.

Software Upgrades:

- Staff is currently looking into upgrading the current TOPS software, since the current version is being phased out in July 2025. We are looking into other providers at this time in an effort to make a smooth transition to a new software, and will keep the Board updated as we proceed.

Community Association Managers Report:

- There were no questions on the monthly property report.

Stephanie Hammer had some landscaping questions on areas in MPRHOA that need landscaping attention, along with information on the possibility of planting Cardon Cactus in the future. Jim Welch will look into this information with the ProQual Landscape Supervisor and Arborist.

Adjournment: With no further business to discuss or questions regarding the MPRHOA community, Bruce Jensen moved, Tim Seyfarth seconded to adjourn the meeting at 6:30 pm. Motion carried 5-0.

*Respectfully Submitted, Emma Kroum (Acting Secretary, by approval of the Board, submitted April 22, 2025)*