

**Mountain Park Ranch Homeowners Association
Board of Directors Open Meeting
Tuesday, June 24, 2025
MPRHOA Office
15425 S. 40th Place, Suite 4, Phoenix, AZ 85044
6:00 pm
Minutes of Open Session**

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

Staff Attendance: Executive Director Jim Welch, Controller Emma Kroum

Other in Attendance: Homeowners Harry Whitesell and Mike Marks, Andy Hayes, Executive Director Ahwatukee Chamber of Commerce, and Scott Murray, Vice President of ProQual Landscaping

Call to Order: With quorum requirements met, Bruce Jensen called the meeting to order at 6:10 p.m.

Approval of Prior Minutes: Tim Seyfarth moved, Bruce Jensen seconded to approve the May 27, 2025, Open Meeting Minutes as presented. Motion carried 3-0.

Committee Reports:

Landscaping Committee:

- The Board was updated on current landscaping around the community.
- Tim Seyfarth moved, Jason Boelke seconded to approve ProQual Landscaping's two proposals in regards to planting new trees and shrubs around the community. Many trees have been lost due to storms, disease, age, etc. The proposals include planting trees and shrubs up and down Thunderhill Place in the Fall of 2025, and planting 30 additional trees around the community in the Spring of 2026, when temperatures are cooler. Motion carried 3-0.

Budget & Finance Committee:

- Tim Seyfarth moved, Bruce Jensen seconded to accept the Committee's recommendations and approve the May 2025 financial statements as presented. Motion carried 3-0.

CD Investments:

- Tim Seyfarth moved, Bruce Jensen seconded to approve the Committee's recommendations and redeem \$40k in an Operating CD, for Board of Director approved Operating Deferred Expenses, which are due later in the year. Motion carried 3-0.
- Tim Seyfarth moved, Jason Boelke seconded to approve the Committee's recommendations and redeem \$75k in a maturing Reserve CD, to replenish the Reserve Checking Account. Motion carried 3-0.
- Tim Seyfarth moved, Bruce Jensen seconded to redeem the \$50k CD in the Operating account that's coming up in July 2025. Motion carried 3-0.

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.

Year 2026 Draft Budget:

- Staff is starting the preliminary line-item review for the 2026 draft budget as done each year at this time. After review, we send the draft to the Budget & Finance and Landscape Committees for their review, and then to the Board of Directors for review and final approval.

Architectural Review Committee: (ARC)

- There were no requests that needed Board of Director review or approval at this time.

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, at Recreation Center 3, (located on Thunderhill Place near Ray Road) from 8am – 11am.

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

Recreation Center 1 - Pool Maintenance:

- Recreation Center 1 (Ranch Circle South & Mountain Parkway) pool maintenance was completed satisfactorily. Maintenance included; pool deck repair and painting, cleaning pool filters, among other pool related items.

Annual Meeting Information:

- The Board was updated on the October 2025 Annual Meeting calendar of events.

Nominating Committee:

- Jim Welch informed that a Nominating Committee of at least three MPRHOA non-running Members need to be appointed to review upcoming candidate statements in preparation for the October 2025 Annual Meeting.
- All attendees at the meeting who were Members were asked if they wanted to run in the next election, and if yes, then to forward your name to Jim Welch to be put on the nomination list.
- Tim Seyfarth moved, Jason Boelke seconded to appoint; Harry Whitesell, Mike Marks, Linda Utt, and Jason Bolke to the Nomination Committee and to appoint Tim Seyfarth as chairperson of the Committee. Motion carried 3-0.

Software Upgrades:

- Staff is currently looking into upgrading the current TOPS property management HOA software. The current version is being phased out in July 2025, however we are negotiating a longer period of time to keep cost at a minimum.

Capital Improvement Fee Amendment Document:

- Tim Seyfarth moved, Bruce Jensen seconded to approve the proposed "Capital Improvement Fee" Amendment, that was previously distributed to the Board of Directors for review and approval. The Board approved a capital fee amount of \$500 per each new sale transaction on an MPRHOA property. As a note, some transactions may be exempt from this fee. This proposed fee, including a detailed explanation along with a voting document, will be included with the Annual Meeting mailer in September 2025. Start date if this amendment passes is TBD. Motion carried 3-0.

Community Association Managers Report:

- There were no questions on the monthly property report.

Adjournment: With no further business to discuss or questions regarding the MPRHOA community, Tim Seyfarth moved, Jason Boelke seconded to adjourn the meeting at 7:14 pm. Motion carried 3-0.

Respectfully Submitted,

Emma Kroum (Acting Secretary, by approval of the Board, submitted June 24, 2025)