

**Mountain Park Ranch Homeowners Association
Board of Directors Open Meeting
Tuesday, May 27, 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. Absent: Tim Seyfarth

Staff Attendance: Executive Director Jim Welch and Community Manager Diane Kreckler. Absent: Controller Emma Kroum

Others in Attendance: Homeowners Daniel and Brandi Close, Linda Utt, and Harry Whitesell

Call to Order: With quorum requirements met, Bruce Jensen called the meeting to order at 6:00 p.m.

Approval of Prior Minutes: Stephanie Hammer moved, Jason Boelke seconded to approve the April 22, 2025, Open Meeting Minutes as presented. Motion carried 4-0.

Comments/Questions from Association Members or Attendees:

- Ramada Variance Request – Homeowners attended to discuss their backyard ramada request that was installed without prior Architectural Review Committee approval. The Board will discuss factors and considerations that the homeowners presented, and respond back to them after final review.
- Driveway Oil Stains – A homeowner had questions about oil stains on driveways and that it is very hard to remove these permanent stains. The Board asked what the MPRHOA documents reference on driveway care and to forward them the requirements so Staff can work on driveway oil stain removal solutions for homeowners.

A copy of the of the Board Members remaining term limits were distributed as an FYI.

Committee Reports:

Landscaping Committee:

- The Board was updated on current landscaping around the community. Jason Boelke asked if the Board could get a report from ProQual about how many trees are removed and replaced. Some dead trees were noticed by Stephanie Hammer with locations she pointed out on the landscape report. Jim Welch will follow-up with ProQual on the Boards questions.

Budget & Finance Committee:

- Stephanie Hammer moved, Jason Boelke seconded to accept the Committee's recommendations and approve the April 2025 financial statements as presented. Motion carried 4-0.

CD Investments:

- Jason moved, Grant Gosselin seconded to accept the Committee's recommendations and re-invest \$100k in a long-term (Over 1 year) Reserve CD. Motion carried 4-0.
- Jason Boelke moved, Stephanie Hammer seconded to table the Committee's recommendations to redeem \$40k in an Operating CD, for Board of Director approved Operating Deferred Expenses, which are due later in the year for more clarification. More information is needed from the Controller, Emma Kroum. Motion to table 4-0.
- Jason Boelke moved, Stephanie Hammer seconded to table the Committee's recommendations to re-deem \$75k in a maturing Reserve CD, to replenish the Reserve checking account. More clarification is needed from the Controller, Emma Kroum. Motion to table 4-0.

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 are no requests that need 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:

- Starting the first week of the month of June, we close Recreation Center 1 for about 10 days (Ranch Circle South & Mountain Parkway) for normal yearly maintenance repairs, since the other two Recreation Center pool water temperature will be warm.

Annual Meeting Information:

- The Board was updated on the October 2025 annual meeting calendar of events.

Software Upgrades:

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

Water Drainage Reminder Letters:

- Drainage letters will be going out to all homeowners in June 2025 who back to the hillside preserve on Rock Wren, Rockledge, Desert Trumpet, Cathedral Rock, 36th Place, Thunderhill, 37th Place, etc.

Capital Improvement Fee Amendment Document:

- The Board of Directors received a draft of the proposed Capital Improvement Fee Amendment Document from Attorney Chandler Travis to review. If approved, this will be added to the annual meeting mailer which is slated for printing in August and mailed out in September 2025, as done each year. Harry Whitesell mentioned the restrictions on Capital Improvement Fees in the Keystone HOA, and shared his experience at Keystone – it was decided that the MPRHOA Board will read more about this subject in the CC&R's.

Community Association Managers Report:

- Jason Boelke had a question on escrow violations. There were no other questions on the monthly property report.

Adjournment: With no further business to discuss or questions regarding the MPRHOA community, Stephanie Hammer moved, Grant Gosselin seconded to adjourn the meeting at 6:56 pm. Motion carried 4-0.

The meeting was then re-opened at 7:14 by a motion from Jason Boelke, and seconded by Grant Gosselin to further discuss the backyard ramada request. Jason motioned to appeal the ARC committee's denial of the 2nd shade structure and approve it. Stephanie seconded the motion. Motion passed 3-1.

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

Respectfully Submitted,

Diane Kreckler (Acting Secretary, by approval of the Board, submitted May 27, 2025)