

**Mountain Park Ranch Homeowners Association
Board of Directors Open Meeting
Tuesday, August 26, 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, Bruce Jensen. Absent: Tim Seyfarth

Staff Attendance: Executive Director Jim Welch, Controller Emma Kroum

New Staff: We welcome new Executive Director, Ursula Mancuso

Others in Attendance: Homeowner Harry Whitesell

Call to Order: With quorum requirements met, Bruce Jensen called the meeting to order at 6:01 p.m.

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

Committee Reports:

Landscaping Committee:

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

Budget & Finance Committee:

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

CD Investments:

- There were no CD's to review this month.

Year 2026 Draft "B" Budget:

The Board was provided a copy of the draft "B" year 2026 operating budget to review.

- Jason Boelke moved, Grant Gosselin seconded that the Board approve to split the excess revenue in the 2026 budget, which totals \$18,900, as follows: \$10,000 to go to reserves, and \$8,900 to go to line item "community events". Motion carried 4-0.
- Bruce Jensen moved, Grant Gosselin seconded that the Board approve the Maximum Annual Assessment for year 2026, which the maximum is 5%, which equals \$446.78, if ever needed in the future. Motion carried 4-0.
- Bruce Jensen moved, Jason Boelke seconded to approve the draft "B" 2026 budget, with the proposed 5.29% increase of the annual assessment from the current \$416 to the recommended \$438, broken down in two semi-annual payments of \$219 each, due January 1, and July 1. Motion carried 4-0.

Architectural Review Committee: (ARC)

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

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

Annual Meeting Information:

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

Software Upgrades:

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

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, Bruce Jensen moved, Stephanie Hammer seconded to adjourn the Open Meeting at 6:48 pm. Motion carried 4-0.

Respectfully Submitted,

Emma Kroum (Acting Secretary, by approval of the Board, submitted August 26, 2025)