

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

Staff Attendance: Executive Director Jim Welch, Community Manager Diane Krecker

Other in Attendance: Homeowner 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: Jason Boelke moved, Bruce Jensen seconded to approve the June 24, 2025, Open Meeting Minutes as presented. Motion carried 4-0.

Comments/Questions from Association Members or Attendees:

- Shared Wall Request. A homeowner sent correspondence to the Board of Directors regarding a property boundary line dispute with the construction of the shared party wall, they have with their neighbor, and a new wall they want to install in their front yard, that would connect to the existing party wall they share with their neighbor.
- Bruce Jensen moved, Jason Boelke seconded that this needs to be resolved between both homeowners, and any future disputes must be submitted in writing by both homeowners. Motion carried 4-0.

Committee Reports:

Landscaping Committee:

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

Budget & Finance Committee:

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

CD Investments:

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

Architectural Review Committee: (ARC)

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

Fourth of July Parade - Recap:

- The parade was a success. The day went well, vendors performed satisfactorily, lots of homeowners, etc.

Nominations Committee:

A Nominations Committee was appointed by the Board of Directors at the June 2025, Board meeting, to fill the three (3) open upcoming positions:

- Candidate statements were distributed and the Board had no questions and accepted the candidates as presented. Candidate nominations are as follows: (*alpha order*) Patricia Bambridge, Grant Gosselin, and Bruce Jensen. All three (3) candidates are in good standing with the Association.

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.

Year 2026 Draft Budget:

- Jim Welch distributed the draft 2026 Budget to the Board of Directors at the meeting. The Board can review the draft and approve at the August 2025, Open Board meeting. During the next 30 days, the Board can contact Controller Emma Kroum via email with any questions.

Adjournment: With no further business to discuss or questions regarding the MPRHOA community, Bruce Jensen moved, Jason Boelke seconded to adjourn the Open Meeting at 6:38 pm. Motion carried 4-0.

Respectfully Submitted,

Diane Kreckler (Acting Secretary, by approval of the Board, submitted July 22, 2025)