

MOUNTAIN PARK RANCH HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

15425 S. 40th. Place, Suite #4, Phoenix, AZ 85044

January 27, 2026

Open Session - All Association Members Welcome

(Closed session meets prior to the Open Meeting to discuss items pursuant to A.R.S. Sections 33-1804 (A) 1, 2, 3, 4, and/or 5.)

AGENDA

- A) Call to Order
- B) Approval/Amendment of Agenda and Prior Meeting Minutes
- C) Comments/Questions from Association Members or Attendees
- D) Questions/Comments from Board on Committee Reports: (Section3 Pg 1)
 - Landscape Committee:
 - a) Landscape Report (Section3 Pg 3)
 - Budget & Finance Committee:
 - a) Financial Reports (Section 3 Pg 16)
 - Architectural Review Committee:
 - a) Draft Minutes of January 21, 2026 (Section3 Pg 30)
 - b) Expansion of Colors (Section3 Pg 31, 32)
The Committee met on January 21. During this meeting they approved 2 new color Schemes labeled 2 & 4.
This item requires Board Approval
- F) Meeting Recording Policy (Section4 Pg 1)
 - 1. Board Meeting Recording Policy
 - 2. Board Resolution – Meeting Recording Policy
 - 3. Member Summary
 - 4. Board Meeting Recording Policy Notice
- G) Management Reports (Section5)
 - 1. 2026 Insurance (Section 5, Page 1)
 - 2. Recreation Centers (Section 5, Page 9)
 - 3. December 2025 Playground Test (Section 5, Page 28)
 - 4. Wash Repair (Section 5, Page 29)
 - 5. eUnify Implementation Update
 - 6. Community Association Manager's Report: (Section 5, Page 40)
 - a) TOPS Property Inspection Report
- H) Additional Items which any Board Member may wish to discuss