

**Mountain Park Ranch Homeowners Association  
Board of Directors Open Meeting  
Tuesday, January 27, 2025  
MPRHOA Office  
15425 S. 40th Place, Suite 4, Phoenix, AZ 85044  
6:00 pm  
Minutes of Open Session**

**Board Attendance:** Jason Boelke, Patricia Lees Bambridge (left meeting at 6:30), Stephanie Hammer, Bruce Jensen. Absent: Grant Gosselin

**Staff Attendance:** Interim Executive Director Timothy Seyfarth, Controller Emma Kroum, Community Manager Patti Shillingburg.

**Others in Attendance/Comments from Members:** Homeowner Mike Marks, Scott Murray of Proqual Landscaping

**Call to Order:** With quorum requirements met, Bruce Jensen called the meeting to order at 6:02 p.m.

**Approval of Prior Minutes:** Stephanie Hammer moved, Patricia L. Bambridge seconded to accept the December 2, 2025 Open Meeting minutes as presented. Motion carried 4-0.

**Comments/Questions from Association Members or Attendees:** Homeowner Mike Marks had a question on tree spacing in the common areas.

**Committee Reports:**

Landscaping Committee:

- Scott Murray of Proqual Landscaping updated the Board on current landscaping around the community.

Budget & Finance Committee:

- Patricia L. Bambridge moved, Stephanie Hammer seconded to accept the November 2025 financial statements as presented. Motion carried 4-0.
- Bruce Jensen moved, Stephanie Hammer seconded to accept the December 2025 financial statements as presented. Motion carried 3-0.
- Bruce Jensen moved, Stephanie Hammer seconded to accept the Committee's recommendations to reinvest \$50k Operating CD in a short-term CD. Motion carried 3-0.
- Bruce Jensen moved, Stephanie Hammer seconded to accept the Committee's recommendations to redeem \$75k Reserve CD for Reserve 2026 projects (concrete wash repair, pool deck repairs, tree replacement, etc.) Motion carried 3-0.

Architectural Review Committee: (ARC)

- Bruce Jensen moved, Jason Boelke seconded to accept the ARC Committee's recommendation to add two new color schemes to the existing paint schemes. Motion carried 3-0.

- Jason Boelke moved, Bruce Jensen seconded for Staff to re-evaluate and update the existing color schemes. Motion carried 3-0.

Meeting Recording Policy:

- Bruce Jensen moved, Stephanie Hammer seconded for a legal review of the MPR Meeting Recording Policy. Motion carried 3-0.

Interim Executive Director Report:

- 2026 Insurance Renewal
- Recreation Centers
  - Discussed pool water line tile, cool deck, and pipe repairs. Tim Seyfarth to follow up with pool companies to confirm cost if there is rebar that needs to be repaired.
- December 2025 Playground Test
- Wash Repair
  - Tim Seyfarth to get at least 2 more estimates for repairs.
- EUnify Implementation Update

Community Association Managers Report:

- Staff to review Community Manager's 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 7:45 p.m. Motion carried 3-0.

*Respectfully Submitted,*

**Emma Kroum** *(Acting Secretary, by approval of the Board, submitted January 27, 2026)*