

MOUNTAIN PARK RANCH HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

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

April 28, 2026 – 5:30PM

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 (Section 2a)
 - March Meeting Minutes
 - April Meeting Minutes
- C) Comments/Questions from Association Members or Attendees
 - Homeowner request for reconsideration of:
 1. Nissen – Flagpole over 13'. Wants a 27' tall (Section 2b)
- D) Questions/Comments from Board on Committee Reports & Summary: (Section 3)
 - Landscape Committee:
 1. Landscape Report – *This will be available at the meeting.*
 2. Landscape Committee Minutes April 14, 26 (Section 3a)
 3. Next Landscape Committee Meeting June 9, 26
 - Budget & Finance Committee:
 1. Budget and Finance Committee Minutes 4/23/26 (Section 3b)
 2. Financial Reports
 3. Audit In-Process, no issues at this time
 - Architectural Review Committee (ARC)
 1. ARC Minutes April 15, 26 (Section 3c)
 2. Nothing for board approval
- E) Management Reports (Section 5)
 1. Priorities and Cost/Cash Analysis – Reserve Items
 2. Reserve Study
 3. Expanded Color Pallete
 4. Recreation Centers
 5. Wash Repair
 6. eUnify Implementation
 7. Surveillance Cameras Opinion
 8. Community Manager Reports
 - Violations Report (Section 5a)
 - Architectural Requests (Section 5b)
 9. Reference Documents (Section 6)
- F) Additional Items which any Board Member may wish to discuss
- G) Adjournment