

**Mountain Park Ranch Homeowners Association
Board of Directors Open Meeting
Tuesday, April 28, 2026
MPRHOA Office**

**15425 S. 40th Place, Suite 4, Phoenix, AZ 85044
5:30 p.m.**

Minutes of Open Session

Board Attendance: Patricia Lees Bambridge (left the meeting at 6:45 p.m.), Jason Boelke, Stephanie Hammer, Bruce Jensen. Grant Gosselin (absent)

Staff Attendance: Interim Executive Director Timothy Seyfarth, Controller Emma Kroum, Community Managers, Diane Krecker, and Patti Shillingburg.

Others in Attendance: Homeowners Victoria Gonalakis, Harry Whitesell, Dr. Tanya Ospitale-Griffin, David Griffin. Scott Murray of Proqual Landscaping.

Call to Order: With quorum requirements met, Bruce Jensen called the meeting to order at 5:34 p.m.

Approval of Prior Minutes: Patricia Lees Bambridge moved, Stephanie Hammer seconded to approve March 24, 2026, and April 7, 2026, Open Meeting minutes. Motion carried 4-0.

Committee Reports:

Landscaping Committee:

- Scott Murray updated the Board on landscaping activity around the community and the proposed turf reduction. He also presented renderings of corner enhancements.

Budget & Finance Committee:

- Patricia Lees Bambridge moved, Stephanie Hammer seconded to approve the March 31, 2026 financials as presented. Motion carried 4-0.

Architectural Review Committee:

- Bruce Jensen discussed awning options and the new color schemes to be reviewed by the Committee.

Management Reports:

- Interim Executive Director, Tim Seyfarth discussed the following: Reserve Study, Expanded Color Palette, Rec Centers Repairs, Rec 2 Pool Fence, Wash Repair, EUnify Implementation, Community Manager Reports.
- Patricia Lees Bambridge moved, Stephanie Hammer seconded to approve the repair/painting of Rec 2 pool fence. Motion carried 3-1.

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 7:11 p.m. Motion carried 3-0.

Respectfully Submitted,

Emma Kroum (Acting Secretary, by approval of the Board, submitted April 28, 2026)