

**Mountain Park Ranch Homeowners Association
Board of Directors Open Meeting
Tuesday, June 30, 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, Jason Boelke, Grant Gosselin, Stephanie Hammer, Bruce Jensen.

Staff Attendance: Interim Executive Director Timothy Seyfarth, Controller Emma Kroum.

Others in Attendance: Homeowner, Mike Marks.

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

Approval of Prior Open Meeting Minutes: Bruce Jensen moved, Stephanie Hammer seconded to approve May 26, 2026, Open Meeting Minutes. Motion carried 5-0.

Approval of Prior Executive Meeting Minutes: Bruce Jensen moved, Patricia Lees Bambridge seconded to approve May 26, 2026, Executive Session Meeting Minutes. Motion carried 5-0.

Committee Reports:

Landscaping Committee:

- Landscape Report was presented.

Budget & Finance Committee:

- May financials are not yet available due to the software transition.
- Bruce Jensen moved, Stephanie Hammer seconded to approve the 2025 Audit. Motion carried 5-0.
- Bruce Jensen moved, Patricia Lees Bambridge seconded to redeem the maturing \$100k Reserve CD to replenish the Reserve Checking Account for future projects.

Architectural Review Committee: No activity in June.

Member Variance Requests:

- Account 2840714 Paver Additions – Bruce Jensen moved, Patricia Lees Bambridge seconded to deny variance request. Motion carried 5-0.
- Account 2842148 Tuff Shed – Bruce Jensen moved, Jason Boelke seconded to deny variance request. Motion carried 5-0.
- Account 2840300 Complaint against 2842148.
- BOD directed Interim Executive Director to draft rule on loading/unloading time block for boats, RV's, and similar vehicles.

Management Reports: Interim Executive Director discussed the following:

- Mountain Canyon wash repair
- EUnify Implementation
- July 4th Parade
- Recreation Centers Repairs
- Wash Repair
- Annual Meeting Information
- Nominations Committee – Bruce Jensen moved, Grant Gosselin seconded to appoint Bruce Jensen, Patricia Lees Bambridge, Grant Gosselin to the Nominations Committee. Motion carried 5-0.
- Community Managers Reports
- Reference Documents

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 6:37 p.m. Motion carried 5-0.

Respectfully Submitted,

Emma Kroum (Acting Secretary, at the request and approval of the Board, submitted June 30, 2026)