

**Mountain Park Ranch Homeowners Association
Board of Directors Open Meeting
Tuesday, May 26, 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 6:55 p.m.), Jason Boelke, Grant Gosselin, Stephanie Hammer, Bruce Jensen.

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

Others in Attendance: Scott Murray of Proqual Landscaping.

Call to Order: With quorum requirements met, Bruce Jensen called the meeting to order at 5:43 p.m.

Approval of Prior Minutes: Bruce Jensen moved, Stephanie Hammer seconded to approve April 28, 2026, Open Meeting minutes. Motion carried 5-0.

Executive Session Vote Items:

- Account 2841309 – Lien Foreclosure, Patricia Lees Bambridge moved, Stephanie Hammer seconded to begin lien foreclosure. Motion carried 5-0.
- Employee #286 – Patricia Lees Bambridge moved, Jason Boelke the company shall provide health insurance package to employee . Motion carried 5-0.
- Account #2837893 – Patricia Lees Bambridge moved, Jason Boelke seconded to deny the approval of trellis' Motion carried 5-0.

Resolution – Executive Meeting Agenda:

- Bruce Jensen moved, Patricia Lees Bambridge seconded to approve the Resolution – Executive Meeting Agenda as drafted. Motion carried 5-0.

Committee Reports:

Landscaping Committee:

- Scott Murray updated the Board on landscaping activity around the community.

Budget & Finance Committee:

- Patricia Lees Bambridge moved, Grant Gosselin seconded to approve April 30, 2026, financial statements as presented. Motion carried 5-0.

Management Reports:

- June Board Meeting Date Change - Patricia Lees Bambridge moved, Bruce Jensen seconded to move the next Open Meeting to June 30, 2026. Motion carried 5-0.
- Expanded Color Pallet - Patricia Lees Bambridge moved, Stephanie Hammer seconded to approve the new color schemes.
- Mt Canyon Condos – Stephanie Hammer moved, Patricia Lees Bambridge seconded to approve the block fence repairs at Mt Canyon Condo with a maximum contribution of \$1,650.00.
- Interim Executive Director, Tim Seyfarth discussed the following:

CC&R Article X Section 3, eUnify implementation, Pool Monitors, July 4th parade, Rec Center repairs, wash repair, Annual Meeting, Newsletter, Community Manager Reports.

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 7:08 p.m.
Motion carried 4-0.

Respectfully Submitted,

Emma Kroum (Acting Secretary, by approval of the Board, submitted May 26, 2026)