

MOUNTAIN PARK RANCH HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Open Session – All Association Members Welcome

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

August 25, 2026 – 5:30PM

AGENDA

- A) Call to Order
- B) Approval/Amendment of Agenda and Prior Meeting Minutes (Section 2a)
 - 1. July 26 Meeting Minutes - **Vote Required**
- C) Executive Session **Vote Items**
 - A) July 26 Executive Meeting Minutes – **Vote Required**
 - B) New Executive Director – Tim Seyfarth - **Vote Required**
 - C) Acc 2840639 – Violations– **Vote Required**
 - D) Acc 2842251 - Foreclosure– **Vote Required**
 - E) Acc 2838445 Violation Issues – **Vote Required**
- D) Questions/Comments from Board on Committee Reports & Summary: (Section 3)
 - Landscape Committee:
 - 1. Landscape Report (Section 3a)
 - 2. New Addendum to Existing Contract with ProQual (Section 3a1)
 - Budget & Finance Committee:
 - 1. Budget and Finance Committee
 - 2. 2026 July Financial Reports – **Vote Required** (Section 3b)
 - Architectural Review Committee (ARC) - Nothing for board approval
- E) Board Decisions or Approvals: (Section 4)
 - 1. Account 2837581 - Board Override ARC Request– **Vote Required** (Sec 4a)
 - 2. Building Lease Renewal– **Vote Required** (Sec 4b)
 - 3. ProQual Contract Addendum – **Vote Required** (Sec 4c)
 - 4. Request Mountain Point HS use of Rec 2 Volleyball Court for Practice (Sec 4d)
 - 5. Gemma Wilson – Request to join the ARC – **Vote Required** (Sec 4e)
- F) Management Reports (Section 5)
 - 1. Trunk or Treat
 - 2. Cudos to One of Our Own – Preston Burt!
 - 3. Rec 1 & 3 Deck Repairs
 - 4. eUnify Update
 - 5. Preserve Wall and 16027 S. 30th Place replaced, ½ reimbursement received
 - 6. Landings at MPR – Broken View Fence, Contract received ½ reimbursement
 - 7. Mountain Canyon Condo Wash – Completed waiting for ½ reimbursement
 - 8. 40th Street Wash Repair
 - 9. Annual Meeting – **Discussion**
 - 10. 2027 Draft Budget – **Handout for your later review**
 - 11. Released a Pool Monitor
 - 12. Community Manager Reports
 - a) Violations Report (Section 5a)
 - b) Architectural Requests (Section 5b)
 - 13. Reference Documents (Section 6)
- G) Adjournment

**** See section 6 – Reference Documents for additional information ****