

MOUNTAIN PARK RANCH HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Open Session – All Association Members Welcome

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

September 23, 2026 – 5:30PM

OPEN SESSION AGENDA

- A) Call to Order
- B) Approval/Amendment of Agenda and Prior Meeting Minutes (Section 2a)
 - 1. August 25 Open Meeting Minutes - **Vote Required**
- C) Member Comment Period – Limited to 3 minutes per person
- D) Executive Session **Vote Items**
 - 1. August 25 Executive Meeting Minutes – **Vote Required**
 - 2. ED CAI Certification – **Vote Required**
- E) Member Variance Requests
 - Member Account 19-145 has requested time to speak with the Board (Section 2b) regarding ornamentation and the use of 'non-living decorative objects' – **Vote Required**
 - Member Account 2840714 request the Board to override an ARC denial (Section 2c) for a path next to their driveway. The owner is in poor health and wants this to enable him to bring his trash to the road without going over rocks. In this case, the work was done prior to a ARC Request. There are many other homes with a similar structure. – **Vote Required**
- F) Questions/Comments from Board on Committee Reports & Summary: (Section 3)
 - Landscape Committee:
 - 1. Landscape Report (Section 3a)
 - 2. Landscape Committee (Section 3b)
 - Budget & Finance Committee:
 - 1. Budget and Finance Committee Minutes
 - 2. August 2026 Financial Reports – **Vote Required** (Section 3c)
 - 3. Approval of 2027 Budget – **Vote Required**
 - Architectural Review Committee (ARC) - Nothing for board approval
- G) Board Decisions or Approvals: (Section 4)
 - 1. Increase Certified Return Receipt Charge \$20 to \$25 – **Vote Required** (Sec 4a.1)
 - 2. Change future Board meeting dates to the 4th Wednesday of each month excluding Christmas – **Vote Required**
 - 3. November Board meeting date change – 11/18/26 – **Vote Required**
 - 4. Extend holiday decoration display from 30 days to 45 days before and after the holiday – **Vote Required** (Sec 4a.2)

- H) Management Reports (Section 5)
 - 1. Rec 2 Electrical issues
 - 2. Updated ARC Denial letters – “harmonious”
 - 3. eUnify Update
 - 4. Trunk or Treat
 - 5. 40th Street Wash Repair – Bruce
 - 6. Drone pictures of washes
 - 7. Annual Meeting – Discussion
 - 8. Common Area Wall Repair Reimbursements (Section 6)
 - 9. Community Manager Reports
 - a) Violations Report (Section 5a)
 - b) Architectural Requests (Section 5b)
 - 10. Reference Documents (Section 6)
- I) Adjournment