

**Mountain Park Ranch Homeowners Association
Board of Directors Open Meeting
Tuesday, July 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, Jason Boelke, Stephanie Hammer, Bruce Jensen, Grant Gosselin (absent).

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 5:31 p.m.

Approval of Prior Minutes: Stephanie Hammer moved, Patricia Lees Bambridge seconded to approve June 30, 2026, and July 7, 2026, Open Meeting minutes. Motion carried 4-0.

Bruce Jensen moved, Stephanie Hammer seconded to approve June 30, 2026, and July 7, 2026, Executive Meeting minutes. Motion carried 4-0.

Executive Session Vote Items:

- Account 2840639 – Patricia Lees Bambridge moved, Jason Boelke seconded to pursue legal action as recommended by Legal Counsel. Motion carried 4-0.

Committee Reports:

Landscaping Committee:

- Scott Murray updated the Board on landscaping activity around the community.
- Bruce Jensen moved, Jason Boelke seconded to approve the Winter Rye Grass/Reseeding estimate as presented by Proqual. Motion carried 4-0.

Budget & Finance Committee:

- Patricia Lees Bambridge moved, Jason Boelke seconded to approve May and June 2026 financials as presented. Motion carried 4-0.
- Patricia Lees Bambridge moved, Bruce Jensen seconded to approve redemption of the maturing \$50k Reserve CD for future Reserve projects. Motion carried 4-0.
- Bruce Jensen moved, Stephanie Hammer seconded to approve reinvestment of the maturing \$100k Reserve CD in Long Term CD. Motion carried 4-0.

Board Decisions or Approvals:

- Rec Center 1 Pool Deck Refurbishing – Board directed Interim Executive Director, Tim Seyfarth to gather three bids for complete refurbishing and three bids for deck repairs only.
- (Gate Slats) Bruce Jensen moved, Patricia Lees Bambridge seconded violation guidance for missing gate slats as follows:

If a gate is missing some of its slats – Violation

If a gate is missing all of its slats, but had them previously – Violation

If a gate is missing all of its slats and did not have previously – No Violation. *

* If behind the gate is visible from the front yard, that visible portion must have the same neat appearance as the front requirements.

Motion carried 4-0.

Patricia Lees Bambridge left the meeting at 6:48

- Arbitration Process – Bruce Jensen moved, Stephanie Hammer seconded to adopt the Rules and Process for Addressing Party (Lot to Lot) Wall Issues. Motion carried 3-0.
- Bruce Jensen moved, Stephanie Hammer seconded to approve the Guidelines for Loading/Unloading of RV, Boats, and similar vehicles. Motion carried 3-0.

Management Reports: Interim Executive Director discussed the following:

- July storm damage
- Mt Canyon Condos
- Rec 1 Spa repair
- EUnify Implementation
- July 4th Parade
- MPR Community Events
- Rec Centers County Inspector's Report
- Wash Repair
- 2026 Annual Meeting - Candidates

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 7:29 p.m. Motion carried 3-0.

Respectfully Submitted,

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