

MOUNTAIN PARK RANCH HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Open Session – All Association Members Welcome
15425 S. 40th. Place, Suite #4, Phoenix, AZ 85044

October 28, 2026 – 5:30PM

OPEN SESSION AGENDA

- A) Call to Order
- B) Board Officer Elections
- President
 - Vice President
 - Treasurer
 - Secretary
 - Member At Large
- C) Approval/Amendment of Agenda and Prior Meeting Minutes (Section 2a)
1. September 23 Open Meeting Minutes - **Vote Required**
- D) Executive Session **Vote Items**
1. September 23, 2026 Executive Meeting Minutes – **Vote Required**
 2. Member Account 2840714 Request the Board for an ADA exception due to medical necessity and disability – **Vote Required**
 3. Member Account 2841849 lien foreclosure – **Vote Required**
- E) Member Comment Period – Limited to 3 minutes per person
- F) Questions/Comments from Board on Committee Reports & Summary: (Section 3)
- Landscape Committee:
 1. Landscape Report (Section 3a)
 2. Landscape Committee Meeting October 13 (Section 3b)
 - Budget & Finance Committee:
 1. September 2026 Financial Reports – **Vote Required** (Section 3c)
 2. CD Investments: Re-invest \$51k Reserve Account CDs maturing in November 2026 into a Long Term CD – **Vote Required**
 - Architectural Review Committee (ARC) - Nothing for board approval
- G) Board Decisions or Approvals:
1. Approval of 2027 Maximum Assessment Resolution – **Vote Required** (Section 4a)
 2. Approval for wall rebuild \$12,650.00 – **Vote Required** (Section 4b)
 3. MPR Street Corner Enhancements – **Vote Required** (Section 4c)
 4. 40th Street Wash Repair - JMC Engineering Proposal – **Vote Required** (Section 4d)
 5. 40th Street Wash Repair – ProQual clearing for Road – **Vote Required** (Section 4e)
 6. Member Account 2837431 has requested is asking – **Vote Required** (Section 4f)
the Board for an override for a driveway expansion and a path.
This was installed prior to request. Their letter outlines
"... our front yard changes make our home ADA accessible..."
 7. Chase Monument Sign Renovation – **Vote Required** (Hand Out)

H) Management Reports

(Section 5)

1. Reminder there is no November Board meeting. A combined **November/December meeting** will be held on December 2, 2026 (first Wednesday of December)
2. Rec Center Tennis/Pickleball Court Lighting
3. Member Sponsor A Tree Program concept
4. eUnify Update
5. Trunk Or Treat
6. Drone Wash Video
7. Annual meeting

8. Community Manager Reports
 - a) Violations Report
 - b) Architectural Requests
9. Reference Documents

(Section 5a)

(Section 5b)

(Section 6)

I) Adjournment