Mountain Park Ranch Homeowners Association
Board of Directors Open Meeting
Tuesday, August 25, 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 meeting at 5:57), Jason Boelke, Stephanie Hammer, Bruce Jensen, Grant Gosselin (absent).

Staff Attendance: Executive Director Timothy Seyfarth, Controller Emma Kroum, Community Manager Patti Shillingburg.

Others in Attendance: Scott Murray of Proqual Landscaping, Homeowner Harry Whitesell.

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 July 28, 2026, Open Meeting minutes. Motion carried 4-0.

Executive Session Vote Items:

- Patricia Lees Bambridge moved, Bruce Jensen seconded to approve July 28, 2026, Closed Meeting Minutes as presented. Motion carried 4-0.
- Bruce Jensen moved, Patricia Lees Bambridge seconded to approve Mr. Seyfarth as the next Executive Director of MPRHOA. Motion carried 4-0.
- Stephanie Hammer moved, Jason Boelke seconded to pause legal actions due to the scheduled Sheriff's sale for account #2840639.
- Bruce Jensen moved, Stephanie Hammer seconded to proceed with Counsel's recommendation for account #2842251.
- Patricia Lees Bambridge moved, Stephanie Hammer seconded to authorize Counsel to respond to account #2838445.

Committee Reports:

Landscaping Committee:

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

Budget & Finance Committee:

- Bruce Jensen moved, Stephanie Hammer seconded to approve the July 2026 financials as presented. Motion carried 3-0.

Board Decisions or Approvals:

- Bruce Jensen moved, Jason Boelke seconded to deny the variance request from account #2837581. Motion carried 3-0.
- Bruce Jensen moved, Stephanie Hammer seconded to accept the Office Lease Renewal for 2027-2031. Motion carried 3-0.
- Bruce Jensen moved, Stephanie Hammer seconded to accept Addendum "C" Proqual landscape contract for 2027-2031. Motion carried 3-0.
- Jason Boelke moved, Bruce Jensen seconded to deny the request for Mountain Point HS use of Rec 2 volleyball court for team practice. Motion carried 3-0.
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- Bruce Jensen moved, Jason Boelke seconded to approve Gemma Wilson's request to join the ARC Committee. Motion carried 3-0.

- Jason Boelke moved, Stephanie Hammer seconded to authorize Bruce Jensen to oversee the 40th St wash repairs. Motion carried 3-0.

Management Reports: Executive Director discussed the following:

- Trunk or Treat
- P. Burt - kudos
- Rec 1 & 3 pool deck repairs
- EUnify update
- Reimbursements for Common Area walls/wash repairs
- Annual Meeting update
- Pool Monitor update
- 2027 Budget Draft A
- Community Manager's report

Adjournment: With no further business to discuss or questions regarding the MPRHOA community, Stephanie Hammer moved, Jason Boelke seconded to adjourn the Open Meeting at 6:46 p.m. Motion carried 3-0.

*Respectfully Submitted: Emma Kroum (*Acting Secretary at the request and approval of the Board, August 25, 2026).