

2005-2006 State of the Village – Andy Kurtz, President, MBV Board of Directors
March 1, 2006
2:30 p.m.

I would like to present the “State of our Village” today at our annual meeting.

MountainBrook Village is in great shape.

The MountainBrook Spirit is alive and well.

The Shared Joy of living and relaxing in MountainBrook is extraordinary.

Recently, the National Association of Homebuilders held a special meeting to discuss resort-like retirement living.

Builders recognize people age 55 and older bought nearly a fifth of the 1.1 million new homes sold in the United States in 2003.

Builders recognize we are a collection of diverse niches with a variety of demands. Some want luxury touches, some care more about hiking and golf; others want a place for a home-based business or a jazzy home theater.

Builders recognize those of us who choose age-restricted communities are often seeking the rules and structure those communities typically provide.

MountainBrook experienced a big jump in home values in 2005. I wish the Board of Directors could claim responsibility for your good fortune, but we can't.

However, a recent George Mason University study shows home owner associations raise house values by at least 5 to 6 percent.

Your Board of Directors has worked diligently to provide you with a means of maintaining property values by ensuring that the Village remains attractive. And we approved new paint colors to keep the Village looking up-to-date.

We worked to give members a larger voice in Village matters by holding six public forums in which to speak up for your concerns. We also provided for two written forums so members who work or are housebound could participate.

This did not come easy. Your Board of Directors worked hard for you.

Use me for example. In the 365 days since our last annual meeting, I have attended 153 formal meetings concerning Village matters. These meetings consumed 354 hours. That's an average of about 1 hour per day doing your business.

Now multiply this by each member of the Board of Directors that you see before you. Each and every one of them was in these meetings.

This doesn't count the telephone calls and private meetings with various members.

And this doesn't count all the social activities we each participate in as a member of MountainBrook Village.

I am not complaining. I just want you to know the dedication of the people you have selected to serve as your representatives on the Board of Directors.

I would like to say to Mary, Cis, Dan, Bob and Larry. Thank you for a job well done.

Our Village is so exciting because of our volunteers. There are over 60 committees, clubs and groups which make our Village the nice place it is.

I want to recognize the Volunteers of the Month who helped make this possible. We recognized some earlier at the Town Hall.

Today, I want to recognize the following persons:

November: Manfred Helsper. He has done a marvelous job bring the web team into play. The web site covered our communications while the Mountaineer was remodeled.

The web team gives us all quick access to our Village.

December: Mary Govoni. She has put theater into our lives here in MountainBrook. She is president of the Theater group. She writes many scripts for the events here in the Village. She is a willing volunteer.

January: Judy Schuyler. She is the first person you meeting when you come to MountainBrook. She sparks the volunteers who serve on the Welcome Committee.

She is the face of MountainBrook for new homeowners.

February: Joann Jasukaitis. She makes our meeting rooms beautiful. As chair of the decorating committee, she is busy planning the decorations for all our events, putting up these decorations, taking down these decorations and motivating many people to help her.

I want to thank all 12 Volunteers of the Month for representing the MountainBrook Spirit so all of us can Share in the Joy of living here.

Sharon and I were sitting in the living room the other day. After watching a lawyer's commercial about living wills, I said to her: "I never want to live in a vegetative state, dependent on some machine and some fluids from a bottle. If that ever happens, just pull the plug."

So Sharon got up, unplugged the TV and threw out all of my Coke.

The Board of Directors has a few things to crow about this year:

Here are the 2005-2006 accomplishments:

- A team of volunteers from the Buildings and Grounds committee and the Pottery group design create and install a tile sign to identify the east entrance to MountainBrook off Kings Ranch road. The volunteers were able to replicate the sign on the fountain. And they were able to do it at a savings of \$2,000 from the sign company bid.
- The Board of Directors held a vote on every expenditure made from the MountainBrook reserves. This turned out to be a big job, but one that needed to be done. This process resulted in better planning and less cost because of competitive bidding on projects.
- The Board of Directors contracted for the installation of the new sports courts and hired an engineering company to oversee their installation. The engineer saved the contractors from a costly mistake and protected the Village.
- The Board of Directors reviewed every contract for services provided to our Village. This took many hours of study but the review made all of our contracts current.
- The Board of Directors worked to make all of our financial reports easier to understand. This makes the reports on par with industry standards. And it is easier for our management company to provide us with timely reports.
- The Board of Directors revised our contract with our auditor so they we can provide an audited financial statement to you at the annual meeting. This is a first for MountainBrook.
- The Board of Directors renewed our contract with CCMC, Capital Consultants Management Company. This resulted in improved service to our Village. One result is our new community manager, Dennis Gibson. Mr. Gibson has a broad range of

experience in managing communities like MountainBrook. His contacts have beneficial in finding better service contracts. His manner in dealing with our members is refreshing and helpful.

- A team of volunteers with direction from the Board of Directors remodeled the activity office to better serve our members. Our staff now has up-to-date computers and equipment to work more efficiently. And they have attractive quarters in which to work. Plus our office looks professional when members, visitors and contractors arrive.
- The Board of Directors contracted with a company to provide semi-annual service on our many air conditioners. This should keep the downtime on our busy meeting rooms to a minimum.
- The Board of Directors contracted with a new insurance company, Community Association Underwriters of America, to protect our Village. We were able to raise the umbrella coverage to \$5 million and stay within budget.
- A team of volunteers from the Bocce Ball players and the Board of Directors built a new bocce ball court. Many hands pitched in to save the Village several hundred dollars.
- A team of volunteers from the Horseshoe Players and the Board of Directors rebuilt the horseshoe pits. Again many hands helped save the Village several hundred dollars in maintenance costs.
- A team of volunteers from the Tennis Club installed wind screens on the new sports courts. Again many willing hands saved the Village several hundred dollars in installation costs.
- The Board of Directors contracted to repair the shower rooms by the pool. We replaced broken tile, fixed damaged drywall and improved the air conditioning in the ladies' room. We are awaiting mats for the floor in the ladies' room. And our staff is building benches for the men's room.
- Volunteers and the Board of Directors got a ping pong table and put it in the Ocotillo room.
- The Board of Directors contracted for an archway in the Sunset room to improve the traffic headed toward the bathrooms. Then we reoriented the main room to place the head of the room on the south side so speakers and programs would not be interrupted during presentations. We moved the storage items to the storeroom and created another meeting room in the Sunset room. Work is underway on the tile floors and carpet. We need to look at the adequacy of the bathrooms.
- The Web Team with help from the Buildings and Grounds committee and the Board of Directors has created a new cyber center on the south side of the pool. The grand opening will be in a couple of days. The Web team has put many, many hours into creating an electronic heaven for the Web activities, Computer Club, classes, wireless service and a place to go for help. Many Village members have donated computer equipment to the center. THANK YOU! The cyber center will open with nine computers, thanks to your donations. This was done for a small cost of counters and chairs. This move from the library allows us to open another meeting room in the library's back room.
- Volunteers and members attending the Thanksgiving dinner collected enough money to purchase a big mirror to be used for the gourmet cooking classes in the Ocotillo room.
- The Board of Directors held a meeting with the chairs of all the committees in the Village to improve communications. This was a first!
- The Communications committee and staff saved the Mountaineer this summer. We now own this publication and control its future. It's a bright, colorful peek into the many activities in our Village.

- The Board of Directors and Treasurer updated the reserve study to make sure the Village has adequate reserves to maintain our common property. We held an open meeting to allow members to learn more about our reserve funds.
- Volunteers and the Board of Directors worked together to protect our new pickle ball court from erosion by extending the culverts to divert the water. We were able to create a safe, secure crossing for the hikers and members who have to cross the ditch west of the Superstition Center.
- The Board of Directors has contracted and completed three major erosion control and cleanup projects to protect our Village. And we are creating a plan to stay on top of all the erosion problems.
- The Board of Directors received two signature saguaros for the front of the Superstition Room. These were donated by Dick and Nellie Moore and Carroll and Carol Dage.
- The Board of Directors contracted for and completed the painting of the campus buildings as well as the common area fences.
- The Board of Directors contracted for and completed updating the landscaping at the front of the campus to add color and update the looks of MountainBrook when members and guests arrive to use the activity buildings.

I have enjoyed serving you as the president of the Board of Directors. Thank you for the opportunity.

It's a great day in Arizona. Go enjoy MountainBrook.