

MOUNTAINBROOK VILLAGE AT GOLD CANYON RANCH ASSOCIATION

Board of Directors October 25, 2005 – 9:45am Mesquite Room Minutes

Andy Kurtz called the meeting to order at 9:45am. Cis Haines called roll call. A quorum was present.

Members in attendance: Bob Leighton, Mary Peters, Cis Haines, Larry England, Dan Wienckoski

CCMC Representatives: Debbie Blanchard, Covenants Coordinator
Stephanie Fee, CCMC Asst. Regional Vice President

Homeowner Forum – Members in attendance were invited to speak. John Pytko spoke to landscape concerns in the common areas and NAOS areas of the Fairway Vista subdivision. He noted particular areas that needed attention and felt that trash from the Texaco has been an issue. Leighton noted that he has walked the wash behind the Texaco four times in the past two weeks and that it did not appear to be a concern. Ralph Jones then concurred with Leighton's findings.

Leighton moved to approve the previous meeting minutes of September 27, 2005. The motion was seconded by England and passed unanimously.

Committee Reports

Building & Grounds – Ralph Jones presented the October 2005 written report from the B&G Committee. Leighton moved to receive and file the Building & Grounds report. England seconded the motion and it passed unanimously.

Budget & Finance – Betty Price reported that 7 homes closed in September bringing the year-to-date total to 123. This represents a 9.89% turnover rate. She noted that the budget process is going well and overall expenses for the year are under budget. Leighton moved to receive and file the Budget & Finance report. Haines seconded the motion and it passed unanimously.

Government Affairs – Kurtz passed on information noting that if there was an odor detected from the sewer plant, residents should call ADEQ Compliance Officer, William Hare, at 602-771-4838, to immediately report the odor. Andy requested his number be posted on campus. Mr. Hare has not been able to detect the odor on his visits to the community.

Highway 60 Corridor – No Report

Sports Court Pedestrian Improvements Ad-Hoc Committee – England reported that there are two options available for a path by the sports court. The first would be to build a bridge over the wash. The seconded option would be to fill in the culvert with dirt. This may be the best option as there already appears to be an erosion problem in that area. Leighton moved to receive and file the report. Wienckoski seconded the report and it passed unanimously.

Pool Policy Ad-Hoc Committee – No Report

Energy Conservation Ad-Hoc Committee – Ralph Jones presented a written report for the month of October. Leighton moved to receive and file the report. Wienckoski seconded the motion and it passed unanimously.

Future Development Fund Ad-Hoc Committee – No Report

Treasurer's Report – Wienckoski presented a written report and reviewed this with the Board. Leighton moved to receive and file the Treasurer's report. Haines seconded the motion and it passed unanimously.

Management Activity Report – No report

Continuing Business

- a. Peters moved to accept the draft copy of the Resolution for Common Area Rules Enforcement. Wienckoski seconded the motion and it passed unanimously.
- b. Wienckoski moved to adopt the editorial changes to the Election of Directors Policy Leighton seconded the motion and it passed unanimously.
- c. Leighton moved to accept the bid from Environmental Air in the amount of \$1200.00 for the additional supply register and air return in the women's locker room. Wienckoski seconded the motion and it passed unanimously.
- d. It was noted by Stephanie that the paint cost on the ESCO bid is still being negotiated.
- e. Wienckoski moved to approve the use of the Ironwood Room for the new Computer Center. Haines seconded the motion. Leighton voiced concern about moving the current activity in the Ironwood Room to the storage area in the Sunset Room. He felt that alternatives for storage areas had not been adequately discussed with the Activity Office. All voted in favor with the exception of Leighton, who voted against.

New Business

- f. Leighton moved to approve the bid submitted by TruGreen in the amount of \$12,248.00 for erosion control. England seconded the motion and it passed unanimously.
- g. Wienckoski moved to accept the bids from Environmental Air in the amount of \$1350.00 and \$1575.00 for a preventative maintenance program for the amenity campus air conditioners. Haines seconded the motion and it passed unanimously.
- h. Andy noted that the pool policy meeting will be held this Thursday at 9:30am in the Superstition Center to gather homeowner feedback on the pool rules.
- i. Leighton moved to accept the resignation of Ralph Jones as the Buildings & Grounds Chairman with regret. Wienckoski seconded the motion. Ralph will remain on the committee. The vote was unanimous.
- j. Leighton moved to separate the Communications Committee and allow for the Web Committee to have their own charted as drafted. Peters seconded the motion. It was noted that the Communications Committee and Web Committee will each have a liaison which will sit in on each others meeting. The motion passed unanimously. Leighton further moved to approve the appointment of Manfred Helsper as Chairperson of the Web Committee. Wienckoski seconded the motion and it passed unanimously.
- k. Peters moved to allow the Red Hat Superstition Sisters to run the style event in MountainBrook Village on February 11th, 2006 to raise money for a shelter for abused women. The Activity Office will print the tickets for the event, however, it will be the group's responsibility to sell the tickets and handle the money. Leighton seconded the motion and it passed unanimously.
- l. Peters moved to purchase three CAI memberships for Board members Haines, England, and Wienckoski. Haines seconded the motion and it passed unanimously.

Discussion Items

- m. Haines moved to schedule the meeting with the B&F committee for Thursday, October 27th at 1pm in the Ocotillo Room and to schedule a Special Board Meeting on November 10th at 9am to approve the 2006 Budget. Wienckoski seconded the motion and it passed unanimously.

- n. Haines moved to place the notice of annual elections in the Mountaineer, on the website and in the meeting minutes. The notice will read as follows: There are 3 seats open on the Board of Directors for the upcoming election on March 1, 2006. Any member of the association interested in a seat on the Board of Directors must submit an application. The form is available in the Activity Office beginning on December 1, 2005. The deadline for getting candidate information in the Mountaineer is January 16, 2006. The term is for two years, running from March 2006 through March 2008. There will be a series of sub-division candidate forums beginning in January. The schedule will be announced in the Mountaineer. Applicants must be members of the association and abide by the candidate code of conduct adopted by the Board of Directors. Candidates code of conduct, along with the election procedures, are available on the website and in the Activity Office. England seconded the motion and it passed unanimously.

Leighton moved to adjourn the meeting at 11:00am. The motion was seconded and passed unanimously.

Debbie Blanchard
Recorder