

# **MOUNTAINBROOK VILLAGE AT GOLD CANYON RANCH ASSOCIATION**

## **Board of Directors November 10, 2005 – 9:00am Sunset Room B Minutes**

Andy Kurtz called the meeting to order at 9am. 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

Kurtz noted this meeting was scheduled to discuss and adopt the 2006 budget. The Budget & Finance Committee has been working on the budget for several months. Kurtz then expressed some of the goals which included the Board's duty to enhance and preserve the Village, guard against special assessments, continue the legal battle with the Ridge and Superstition Center, and maintain the landscape, buildings, and economic health of the Village.

Betty Price, B&F Chairperson, then presented her report to the Board. She noted that there were twelve MBV homeowners on the committee who represented a good cross section of the Village. This committee started the budget process back on September 29<sup>th</sup> and then met again on October 13<sup>th</sup>, 20<sup>th</sup>, and 27<sup>th</sup>. The Budget & Finance Committee is recommending to the Board a budget draft with the Superstition loan payoff by the end of 2005 and no increase in assessments. Leighton moved to receive and file the report. England seconded the motion and it passed unanimously.

**Homeowner Forum** – Members in attendance were invited to speak.

### **New Business**

The Board and Budget & Finance Committee discussed the 2006 budget. There was some discussion on how the 5 year plan played into the budget draft but it was noted that information on this plan would not be available until January of 2006. Wienckoski then discussed the percentage that the income was increasing in relation to the percentage of increase in expenses. He noted that much of the money in the operating savings is already earmarked. He then proceeded to discuss the importance of the operating savings. Discussion on reserves followed. The importance of increasing the reserve amount was then noted by both Wienckoski and Peters.

- a. Wienckoski moved to adopt the 2006 budget recommended by CCMC which includes a 5% increase in assessments and payoff of the Superstition loan by the end of the year. Estimated payoff of the loan is \$37,000. Peters seconded the motion. Further discussion ensued followed by an unanimous vote.
- b. England moved to approve \$323.00 from the maintenance fund to fix the water volleyball uprights. Wienckoski seconded the motion and it passed unanimously.

Keith Gaines proceeded to thank the Board for their time and taking the comments of the committee into consideration. Leighton reiterated the same to the Budget & Finance Committee.

Peters moved to adjourn the meeting at 10:10am. Leighton seconded the motion and it passed unanimously.

Debbie Blanchard  
Recorder