

MOUNTAINBROOK VILLAGE AT GOLD CANYON RANCH ASSOCIATION

Board of Directors November 29, 2005 – 9:45am Mesquite Room Minutes

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

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

Absent: Cis Haines

Board Proxy – Bob Leighton was appointed by proxy to vote for Cis Haines on November 29, 2005

CCMC Representatives: Debbie Blanchard, Covenants Coordinator
Stephanie Fee, CCMC Asst. Regional Vice President
Dennis Gibson, Community Manager

Homeowner Forum – Members in attendance were invited to speak.

Residents from Pinnacle Vista spoke to their concerns regarding the large amount of silt in the wash along the 12th fairway of the Gold Canyon Sidewinder Course. The residents have been working on this concern with the golf course and the County for the past 9 months and would like the support of the Association. Kurtz noted that he had walked the area and it had been determined that this is in fact, golf course property where the problem exists. He noted it was a matter of the golf course taking responsibility for their property. Kurtz noted he will keep in contact with the residents with any future updates on the situation. Pinnacle Vista residents also noted the problem with the pond on the golf course which has acquired duckweed. The resident did note that the golf course was working on this problem but also wanted the Association to be aware of it. It was noted by Kurtz that these issues would be further discussed at the December 13th meeting.

A resident from Eagle Rock noted that he would be in favor of revisions to standard 3.2.13 Patio Covers to allow for ramadas which could extend to the side of the lot in the back yard. Kurtz noted that this issue would be discussed later in the agenda.

Approval of Minutes

Leighton moved to approve the meeting minutes of Oct. 25, 2005, November 10, 2005, and November 15, 2005. He further moved to change item G on the meeting minutes of September 27, 2005 to say “program” rather than “problem.” Peters seconded the motion and it passed unanimously.

Committee Reports

Building & Grounds – Rick Peters submitted a written report to the Board of Directors with an attached report from the Kitchen Subcommittee, and Storage Subcommittee. In addition, he briefly reviewed the energy conservations study they will be looking at next month. Leighton moved to receive and file the Building & Grounds Report. England seconded the motion and it passed unanimously.

Budget & Finance – Betty Price reported that 4 homes closed in October bringing the year-to-date total to 127. This represents a 9.7% turnover rate. Betty noted that Ron Metzler had resigned from the committee and they are sorry to lose him as he provided valuable input. Leighton moved to receive and file the Budget & Finance Report. England seconded the motion and it passed unanimously.

Government Affairs – No Report

Website – No Report

Election – No Report

Highway 60 Corridor – Ron Kelly noted that an announcement had been made at a republican meeting by Andy Biggs that the 5-year plan for ADOT did include the Highway 60 bypass. Leighton moved to receive and file the Highway 60 Corridor Report. England seconded the motion and it passed unanimously.

Pool Policy Ad-Hoc Committee – Peters moved to add one additional hour to the family swim time in the east pool in the afternoon until 2pm. There was no second to the motion and the motion failed. England moved that based on the October 27th hearing for the pool rules, to repair the lock guard at the west pool entrance, paint the curb at the north west gate, add lights and hooks to the outside shower area, update all signs within the pool area to highlight the key rules and change the pool hours as proposed. A copy of the new hours as adopted shall be attached to these meeting minutes and referred to as Exhibit A. Peters seconded the motion. Peters noted that she felt there was not an advantage to changing the 5pm-7pm family swim time. The motion passed with all voting in favor except Peters who voted against.

Energy Conservation Ad-Hoc Committee – This committee report was reviewed by Rick Peters during the Building & Grounds report.

Future Development Fund Ad-Hoc Committee – No Report

Treasurer's Report – Wienckoski presented a written report and reviewed the Association's financial standing with the Board. Leighton moved to receive and file the Treasurer's Report. England seconded the motion and it passed unanimously. After reviewing the financial situation of the Association, Wienckoski moved to let the \$75,000 CD mature and remain in the sweep account until the January board meeting. Peters seconded the motion. Leighton questioned why it was being held and Stephanie Fee clarified why they may like to hold the CD. The motion passed with all voting in favor except Leighton who opposed.

Sports Court Pedestrian Improvements Ad-Hoc Committee – England reported it was tentatively lined up for Saturday morning to have the boulders moved for the pedestrian sports court. Brendon Waddell will be signing a sole proprietor waiver and doing the work. Repairs of the horseshoe pits was also discussed. England moved to approve hiring Brendon Waddell to bring over the front end loader for Saturday morning to move the rocks for the pedestrian sports court, remove the horseshoe stakes, and grade for the bocce ball court at a cost of \$150.00 Leighton seconded the motion. Stephanie Fee noted that the Board will also need to sign a hold harmless agreement acknowledging that they are hiring a contractor without the proper insurance coverage as recommended by CCMC. The motion passed unanimously.

Management Activity Report - Stephanie Fee noted that a written report had been distributed to the Board with the monthly financials. Much of what was in this written report had been accomplished including an evaluation of weather stripping for the double doors in the Superstition Center, removal of the dishwasher in the Ocotillo, vinyl replacement where the dishwasher had been, clean out of the storage area behind the Board room, transferring of the committee files to the Board room, and clean out of the Sunset room storage, removal of the door on the library utility room, and delivery of the ping pong table. In addition, the a/c vent was installed in the ladies shower room. Stephanie also noted that the new Community Manager, Dennis Gibson, started work on November 28th. Leighton moved to receive and file the Management Activity Report. England seconded the motion and it passed unanimously.

Continuing Business

- a. England moved to table the approval of a bid for the bath house renovations until the December 13th meeting to allow time to request that the contractors revise their quotes to include replacement of the drywall and any subsequent materials and raising of the tile to a height of 12" at the base. Peters seconded the motion and it passed unanimously.
- b. Leighton moved to accept the new revised bid proposal from ESCO painting. The new bid is \$23,752.87. This proposal includes the request by the Board for an upgrade in Dunn Edwards paint Versa-flat to Acri-flat. Leighton further moved to notify the company they wish to use the January 9th, 1006 start date. England seconded the motion and it passed unanimously.

- c. The Board discussed the Saguaro Donation Ceremony and it was determined that this would be held December 13th in the Superstition Center at 9:30am following Coffee and News. The Dages and Moores will be contacted to attend.
- d. Leighton moved to not allow Activity Room D for the massage thereby eliminating this service. Wienckoski seconded the motion and it passed unanimously.

New Business

- e. Leighton moved to confirm the appointment of Rick Peters as Chairperson for the Building & Grounds Committee. Wienckoski seconded the motion and it passed unanimously.
- f. Leighton moved to confirm the appointment of Linda Davidson as Chairperson for the Communications Committee. England seconded the motion and it passed unanimously.
- g. England moved that based on our current room use policy, that the request from the AJ Fire Department to use the Superstition Center for a private party be declined. Leighton seconded the motion. The motion carried with all voting in favor except Wienckoski who opposed.
- h. Leighton moved to approve the recommendation of the Architectural Review Committee for revisions to standard 3.2.13 Patio Covers. He further moved to ask the Architectural Review Committee and Covenants Review Committee to further review, with homeowner input, a standard which would allow for special consideration for side and freestanding ramadas with relation to lot size. A copy of the revised standard 3.2.13 Patio Covers as adopted shall be attached to these meeting minutes and referred to as Exhibit B. England seconded the motion and it passed unanimously. Leighton further moved to approve the request of Account #32-70 0041 for a side ramada under the newly revised standard 3.2.13 Patio Covers. England seconded the motion and it passed unanimously.
- i. Peters moved to accept the proposal from Aztec Pool and Spa Service which included a 15% increase. Wienckoski seconded the motion and it passed unanimously.
- j. Leighton moved to accept the proposal from Ben's True Equipment Service for a quarterly preventative maintenance contract for the fitness equipment at a cost of \$400.00 per visit. Peters seconded the motion and it passed unanimously.
- k. Leighton moved to accept the bid from Four Peaks Landscape Management at a cost of \$4,520.00 (not including boulders) for landscape improvement around the amenity campus. Peters seconded the motion and it passed unanimously.
- l. Leighton moved to approve the proposed bocce ball diagram submitted on 11/11/05. A copy of the diagram as adopted shall be attached to these meeting minutes and referred to as Exhibit C. Peters seconded the motion and it passed unanimously.
- m. Peters moved to approve the purchase of a baby grand piano for use in the Sunset Room at a cost of \$1500.00, with an additional cost of approximately \$280.00 for moving and tuning. Peters further moved that this expense will come from the future development fund. England seconded the motion and it passed unanimously.
- n. Leighton moved to accept the option 2 bid from Arizona Gas Products at a cost of \$535.00 to repair the gas barbecue grills. This cost includes burners, ignitors, electrodes, flavor grids, and labor. Wienckoski seconded the motion and it passed unanimously.
- o. Leighton moved to accept the three year Capital Consultants Management Contract. England seconded the motion and it passed unanimously.

Discussion Items

- p. Leighton moved to receive and file the recommendation from the Safety Committee. A copy of the recommendation shall be attached to these meeting minutes and referred to as Exhibit D. Wienckoski seconded the motion and it passed unanimously.
- q. Leighton moved to accept the MBV Players recommendation of a \$10.00 ticket price as submitted. England seconded the motion and it passed unanimously.
- r. Peters moved to accept the planting replacements in the common area next to Account #32-60 0057. Wienckoski seconded the motion and it passed unanimously.
- s. The Board briefly discussed the purchase of a memorial bench which would be placed between the pickleball and tennis courts. Kurtz noted that this issue would be carried forward to the December 13th meeting.
- t. The Board reviewed the suggestion of the website Chairperson for a legal opinion on the use of advertisements on the website. It was the consensus of the Board that a legal opinion was not necessary as long as the Association was not profiting from the advertisements.
- u. Peters suggested submitting Exhibits attached to the Board minutes to the website for posting. It was noted that many of the exhibits would need to be scanned in.
- v. Leighton moved to accept the bid from Urban Forest at a cost of \$415.00 for removal of a tree in a common area on Red Yucca Lane which had been blown over. England seconded the motion and it passed unanimously.
- w. Kurtz asked the Board members to take the time to go to Pinnacle Vista to review the concerns brought to their attention during the Homeowner Forum.

Leighton moved to adjourn the meeting at 12:20pm. England seconded and passed unanimously.

Debbie Blanchard
Recorder