

MOUNTAINBROOK VILLAGE AT GOLD CANYON RANCH ASSOCIATION

Board of Directors December 13, 2005 – 9:45am Mesquite Room Minutes

Homeowner Forum – Members in attendance were invited to speak.

Andy Kurtz called the meeting to order at 10am. Cis Haines called roll call. A quorum was present.

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

CCMC Representatives: Debbie Blanchard, Covenants Coordinator
Dennis Gibson, Community Manager

Approval of Minutes

Leighton moved to approve the meeting minutes of November 29, 2005. Wienckoski seconded the motion and it passed unanimously. Leighton then moved to amend the motion to add the word “to” under item “H”, second sentence. Wienckoski seconded the motion and it passed unanimously.

Committee Reports

Building & Grounds – Rick Peters submitted a written report to the Board of Directors. He noted that Mary Lou Calandra has resigned from the Kitchen Sub-committee because she will be moving soon. Leighton moved to receive and file the Building & Grounds Report. England seconded the motion and it passed unanimously.

Budget & Finance – Wienckoski read the written Budget & Finance Report prepared by Betty Price. It was noted that 5 homes closed in November bringing the year-to-date total to 132.

Election - No Report

Highway 60 Corridor – No report

Government Affairs – Ron Kelley noted that being a political committee they are also involved in the ongoing issues with the sewer treatment plant. It was noted by Kurtz that Ron Olm had been previously appointed by the Board as an intervener for the sewer plant. Leighton moved to receive and file the Government Affairs Report and the Sewer Plant Report. England seconded the motion and it passed unanimously.

Sports Court Pedestrian Improvements Ad-Hoc Committee – England reported that the volunteers had removed the rock out of the wash and are in the process of getting quotes on the culvert cost. He is turning over the information to Dennis to follow up on. They are currently pricing the cost of plastic. A week ago Saturday, volunteers from the community worked with the golf course employee who had a front end loader and removed the rock to prepare the area for the culver tile to be placed in there. The stakes for the horseshoe pits were also pulled and the bocce ball court was graded. Leighton moved to receive and file the Sports Court Pedestrian Improvement Report. Wienckoski seconded the motion and it passed unanimously.

Kurtz noted that he would like to appoint a Sound Committee for the Superstition Center as well as an Ad-Hoc Annual Meeting Committee. He also noted that they have heard from the Association’s lawyer and need to meet regarding legal issues.

Treasurer’s Report – Wienckoski presented a written report and reviewed the Association’s financial standing with the Board. During this report, Wienckoski explained his reasoning for not wanting to renew the CD. Leighton moved to receive and file the Treasurer’s Report. England seconded the motion and it passed unanimously.

Management Activity Report - Dennis Gibson thanked the Board for all their assistance in getting him acclimated to the community and its history. In addition, he thanked the CCMC staff as well. He noted that 18 of the 21 tasks from the last meeting had been completed within the past two weeks. The inventory list is completed. Dennis is currently working on the pool signage as well as with the landscapers, trying to develop a relationship with them. He will meet with TruGreen on Fridays. He has also been working on the revised bids for the bath house renovations and bids for the wash cleanout in Pinnacle Vista. Leighton moved to receive and file the Management Activity Report. Wienckoski seconded the motion and it passed unanimously.

Continuing Business

- a. Leighton moved to accept the Advance Repair Technologies proposal for the bath house renovations at a cost of \$2,600.00. Wienckoski seconded the motion and it passed unanimously.
- b. Leighton moved to leave the exercise audio sound as it is. There was no second and the motion failed. England then moved to develop a schedule for hours in which the music sound would play and hours in which the TV audio would be on. Wienckoski seconded the motion. It was noted that the TV's would need to be rewired to get the sound back. England and Wienckoski voted in favor with Leighton, Haines, and Peters voting against. The motion failed. Peters then moved to turn off all audio to both the TV and radio. There was no second and the motion failed.
- c. Two bids have been received for the cleanout of the Pinnacle Vista wash area. Dennis reviewed these bids with the Board noting that he would like to obtain three or four bids before a decision was made. He also noted that he will try to work with Pinal County and the Army Corp. of Engineers to put pressure on the golf course to do their part of the cleanup. England moved that Dennis write a letter to the Gold Canyon Golf Course stating that they are in violation of their CC&R's. Leighton seconded the motion and it passed unanimously.

New Business

- d. Haines moved to transfer \$8,112.45 from the Special Reserves Fund to the Replacement Reserves General Fund. Leighton seconded the motion and it passed unanimously.
- e. Leighton moved to grant a variance to Account #32-04 0029 for the construction of the model railroad track in the back yard and the request be approved based on prior history of similar requests. It should be noted in the approval letter that the back yard is defined as the back corner of the home to the back property line. This will not allow the track to extend down the side yard of the property. Peters seconded the motion. England noted that he felt guidelines should be written for model railroads. The motion passed with all voting in favor except England who voted against.

Discussion Items

- f. The discussion on the format of the meeting minutes and posting of exhibits will be discussed in January.
- g. The website postings discussion will be reviewed in January. Cindy Putbrese and Ralph Jones were looking into this issue.
- h. It was noted that Wienckoski will work to find a Safety Committee Chairperson by the January meeting.
- i. Kurtz inquired of the Board when they may be able to get together to meet with the Association lawyer regarding legal matters. Dennis will work to coordinate the meeting this week. Documents have been copied to the Board files on these matters.

Leighton moved to adjourn the meeting at 11:13am. England seconded and it passed unanimously.

Debbie Blanchard
Recorder