

MOUNTAINBROOK VILLAGE AT GOLD CANYON RANCH ASSOCIATION

Board of Directors January 31, 2006 – 9:45am Mesquite Room Minutes

Homeowner Forum – Members in attendance were invited to speak.

Andy Kurtz called the meeting to order at 10:05am. Cis Haines called roll call. A quorum was present.

Members in attendance: Mary Peters, Larry England, Dan Wienckoski, Cis Haines, Andy Kurtz

Board Proxy – Cis Haines was appointed by proxy to vote for Bob Leighton for January 31st, 2006

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

Approval of Minutes

Peters moved to accept the meeting minutes of December 13, 2005 as written. England seconded the motion and it passed unanimously.

Committee Reports

Building & Grounds – Rick Peters submitted a written report to the Board of Directors. He reviewed the progress on the research for solar heating for the pool. Rick noted that Tom Hallam has resigned from the committee so they will be seeking new volunteers. In their research for solar heating there is some discrepancy as to how much money this would actually save the Association so further work needs to be done to determine savings. Peters moved to receive and file the report. Wienckoski seconded the motion and it passed unanimously.

Budget & Finance – Betty Price reported that there were 134 resales in 2005 bringing in a total of \$33,500. This represented an 8.08% turnover for the year. The net profit for the year was positive. She noted that the committee is recommending to the Board of Directors that the future development loan be paid off at the end of the year and the remaining money be transferred to the Replacement Reserve Fund. England moved to receive and file the report. Wienckoski seconded the motion and it passed unanimously.

Election - England noted that the election procedures which were adopted needed to be revised. England moved to revise Item 6 in the Election Procedures to change the time in which absentee ballots need to be received by to 12 noon on the day of the Annual Meeting. Wienckoski seconded the motion and it passed unanimously.

Website Committee – Manfred Helsper updated the Board on the committee and the progress of the new computer lab. He noted that the performance of the website is good. They have added the board agenda to the website. The committee has presented rules and procedures to Dennis for the new computer lab. The counters for the lab are in and they will be adding additional supports underneath. He noted that the website committee is looking for volunteers at this time. Manfred also stated that the responsibilities of the web team and the computer club have been broken up so that the computer club will be responsible for the education portion of the computer lab. England moved to receive and file the report. Wienckoski seconded the motion and it passed unanimously.

Government Affairs – Ron Kelley presented a written report to the Board of Directors and proceeded to review this report for them. He encouraged those who attended the meeting to write to the Corporation Commission. Peters moved to receive and file the report. England seconded the motion and it passed unanimously.

Energy Conservation – Jim Herrold presented a written report to the Board of Directors. He indicated that through their research, they felt that the community could save approximately 20% on the electrical portion of the energy costs by changing the light bulbs throughout the amenity areas to the compact fluorescent bulbs. They have already switched a portion of the lights in the Activity Office and have noted that these bulbs are much brighter. The committee is asking the

Board for the money to fund additional light bulb changes. England moved to receive and file the report. Peters seconded the motion and it passed unanimously. Haines then moved to allot up to \$2000.00 for the energy conservation program. Peters seconded the motion and it passed unanimously.

Treasurer's Report – Wienckoski presented a written report and reviewed the Association's financial standing with the Board noting that the total assets were over 2 million. England moved to receive and file the report. Peters seconded the motion and it passed unanimously. Wienckoski then moved to pay off the remainder of the loan. Haines seconded the motion and it passed unanimously. Wienckoski further moved to take the remainder and place it in a special reserve fund for legal expenses. Peters seconded the motion and it passed unanimously.

Management Activity Report - Dennis Gibson provided a written report to the Board of Directors. He noted that himself and Stephanie Fee were in the process of interviewing candidates for Debbie Blanchard's position as Covenants Coordinator. He then proceeded to thank Debbie for her help during this transition period. Gibson noted that there is no written policy for neighbor disputes and mentioned that this is something that the Board may want to consider. He indicated that there has been a slight improvement in the community landscaping and he is continuing to work with TruGreen on outstanding concerns. The tile work in the pool bathrooms has been completed. Gibson felt that the bench to be added in the men's room could be done in house to save money. Peters moved to receive and file the report. England seconded the motion and it passed unanimously. England moved to have Dennis Gibson in coordination with the Buildings & Grounds Committee, solicit new bids for the community landscaping. Wienckoski seconded the motion and it passed unanimously. England then moved to have Ernie Duncan install a new bench in the men's pool bathroom similar to what is existing currently in the ladies pool bathroom. Haines seconded the motion and it passed unanimously.

Continuing Business

- a. Wienckoski moved to authorize Dennis Gibson to send a subsequent letter to the Gold Canyon Golf Course with pictures regarding the wash situation in Pinnacle Vista. He further moved to authorize A Rainbow Demolition Co. to clean up the wash at a cost of \$20,500. Haines seconded the motion and it passed unanimously.
- b. Peters moved to purchase three benches and decide at a later date the location of the additional two benches. Wienckoski seconded the motion and it passed unanimously. Kurtz noted that two benches will go in the new tennis court and Mrs. Strickler will pay for the one memorial bench. Peters then moved to amend her motion to include that the location of the third bench will be next to the bocce ball court and a temporary bench will be placed at the horseshoe pits. Wienckoski seconded the motion and both motions passed unanimously.

New Business

- c. England moved to approve the use of the Superstition Center by the Lions Club for a casino night fundraiser on March 10th, 2006. Haines seconded the motion and it passed unanimously.
- d. Haines moved to purchase the drums and equipment in exchange for services rendered. The equipment is to be stored in the amenity buildings. Peters seconded the motion and it passed unanimously.
- e. Haines moved to continue the caring corner plaque program. Wienckoski seconded the motion. Arlene Pytko will look around the campus to find additional locations for the plaques. The motion passed unanimously.
- f. Wienckoski moved to waive the late fees for account 32-20 0101. Haines seconded the motion. All voted against and the motion failed.
- g. England moved to uphold standard 3.2.1.2 for satellite dishes and send a letter to account 32-30 0166 asking them to paint the dish and outlining the information the Association had been given from the satellite dish company. Peters seconded the motion and it passed unanimously.
- h. Haines moved to research the cost and companies for replacement of carpet in the library, Superstition Center, and Sunset Room and get a plan in placed for presentation. England seconded the motion. Kurtz noted that Gibson, Peters, and the Buildings & Grounds Committee should look into this. The motion passed unanimously.

- i. Wienckoski moved to uphold the Covenants Review Committee recommendation and approve the accent tile for the back yard patio requested by account 32-05 0049. Haines seconded the motion and it passed with all voting in favor except England, who voted against. England then moved to have the CRC add color options for back yard patios to standard 3.2.15 Patio Floors. Peters seconded the motion and it passed unanimously.
- j. England moved to approve a maximum of \$4910.00 for A Rainbow Co. to complete the sport court drainage project. Peters seconded the motion and it passed unanimously.
- k. Wienckoski moved to accept the insurance bid from Community Association Underwriters of America, Inc. for the annual premium with option at a cost of \$32,840.00. Haines seconded the motion and it passed unanimously.
- l. Wienckoski moved to accept the appointment of Ron Schweder at the new Safety Committee Chairperson and Peters as the new board liaison for the committee. Haines seconded the motion and it passed unanimously.
- m. Peters moved to hire Ekmark and Ekmark to review the Election Policy and Procedures at a cost of \$600.00. England seconded the motion and it passed unanimously.
- n. England moved to approve the inception of the Ad-Hoc Superstition Sound and Lighting Committee and the following members as appointed: Gene Gehrt, Chairperson of the Theatre Group or their designee, Chairperson of the Village Voices or their designee, Larry Jarc, an experienced vocalist, and Rick Peters in an advisor role or his designee. Haines seconded the motion and it passed unanimously.

Discussion Items

- o. England moved to adopt the color numbers and names presented by Dunn Edwards which were crossed over from the old Galaxy/Architectural Hues Dunn-Edwards System which was discontinued. The new colors were created for their new Dunn Edwards System, The perfect Palette. Peters seconded the motion and it passed unanimously.
- p. Haines provided the Board with information on a new proposed bike path which would run through MountainBrook Village. It was suggested that a letter be sent to Sandie Smith from the Board stating that this path would not be in the best interest of the community. Haines moved to send a letter to Sandie Smith with a copy to Spence Seery and ADOBE stating the concerns of MBV with the new bike path. England seconded the motion. Gibson will draft the letter. The motion passed unanimously.

England moved to adjourn the meeting to go into Executive Session to discuss legal matters at 12:30pm. Haines seconded the motion and it passed unanimously.

Debbie Blanchard
Recorder