

MOUNTAINBROOK VILLAGE AT GOLD CANYON RANCH ASSOCIATION

Board of Directors February 28, 2006 – 9:45am Mesquite Room Minutes

Andy Kurtz called the meeting to order at 9:52am. Cis Haines called roll call. A quorum was present.

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

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

Kurtz introduced M.C. Patten, CPA to give the auditor's report. A draft of this report had been distributed to the Board prior and Mr. Patten reviewed this noting that MountainBrook had a clean opinion. Mr. Patten reviewed the assets and liabilities, balance sheet, statement of operations, changes in fund balance, and the statement of cash flow. Wienckoski moved to receive and file the auditor's report. Peters seconded the motion and it passed unanimously.

Homeowner Forum – Members in attendance were invited to speak. Bob Flood thanked the Board for their service to the community and specifically thanked Bob Lieghton for his time and service. Arlene Pytko suggested that the memorial plaques be moved to the back wall of the Superstition Center next to the saguaro. Keith Gaines addressed the Board regarding concern over The Ridge and any settlement that may be worked out. He expressed concern that the Village had not been heard as there has been no formal meeting over the matter. The Board noted to Mr. Gaines that no final decisions have been made on the matter and they are following the advice of legal counsel. Another homeowner inquired about security in the community and it was noted by the Board that this is still being explored.

Approval of Minutes

Kurtz noted that Gene Gehrt was spelled incorrectly in the January 31, 2006 minutes and Cis noted that there was some grammatical errors in paragraph "p". Peters then moved to approve the January 31, 2006 minutes as amended. Haines seconded the motion and it passed unanimously.

Committee Reports

Building & Grounds – No Report

Budget & Finance – Betty Price reported that 16 homes had been sold in January representing an 11.5% turnover rate. A \$50,000 CD had matured on January 30th in the reserve replacement fund. This CD was split into two \$25,000 CD's for renewal. Betty noted that income was over budget for the month. England moved to receive and file the Budget & Finance Report. Wienckoski seconded the motion and it passed unanimously.

Election - England moved to revise the Election Procedures to allow for members other than they candidate themselves, to distribute campaign flyers. Wienckoski seconded the motion and it passed unanimously. It was then noted to an audience member by England that there is no enforcement policy for leaving flyers on doors. It is simply regulated by the candidate's own code of conduct.

Website Committee – No Report

Government Affairs – Ron Kelley presented a written report to the Board of Directors and proceeded to review this report for them. Peters moved to receive and file the Government Affairs Report. Wienckoski seconded the motion and it passed unanimously.

Energy Conservation – Jim Herrold noted that the light bulb exchange program has been completed in the Activity Office and Library and they are moving on to other campus buildings. Weinckoski moved to receive and file the Energy Conservation Report. Peters seconded the motion and it passed unanimously.

Treasurer's Report – Wienckoski presented a written report and reviewed the Association's financial standing. England moved to receive and file the Treasurer's Report. Haines seconded the motion and it passed unanimously. Wienckoski then moved to adopt the Auditor's Report. Peters seconded the motion and it passed unanimously.

Management Activity Report - Dennis Gibson noted that the new insurance was effective on February 1st and the campus passed examination by the insurance company. He is currently working with the Building & Grounds Chairperson for a new Request For Proposal (RFP) for landscape bids. Gibson explained that the trash collection will probably not revert back to the former schedule as this change was made for financial reasons for the company. The benches have been ordered for the sports/tennis courts. Gibson will be working with Haines on the pool signage to reduce the amount of signs in the pool area and will also be examining the remaining washes that haven't been cleaned in the community. Gibson continued by noting that a second letter which included pictures was sent to the Gold Canyon Golf Resort. England moved to receive and file the Management Activity Report. Wienckoski seconded the motion and it passed unanimously.

Continuing Business

- a. Wash project – No Report
- b. Memorial Bench – No Report
- c. Sport Court Drainage Project – England noted that this project had been completed
- d. Annual Meeting Review – Haines and England will arrange and organize the meeting.
- e. Painting Project – Gibson noted that the painting project in the community has been completed and he will be doing the final walk through on Friday.

New Business

- f. Peters moved to take no action on the homeowners request from account #32-07 0043 to plant a tree in the common area behind his home. The motion was seconded by Haines and passed unanimously.
- g. Wienckoski moved to accept the draft of the proposed computer room policies and procedures of the fourteen items needed for the operating rules. This would exclude points 5, 15, 18, 19, 21, and 22. Haines seconded the motion and it passed unanimously. Haines then moved to name the computer center the Ironwood Computer Center and thanked the committee for their work. England seconded the motion and it passed unanimously.
- h. Peters moved to table the issue of the video projector purchase until the computer club can obtain bids and bulb costs to be presented to the board for consideration. Wienckoski seconded the motion and it passed unanimously.
- i. Peters moved to table the pickleball court matters until more information is gathered on the cost of fencing, court expansion, and padding. Gibson is to work with Mr. Flood on these alternatives and the information is to be presented at the March board meeting. Haines seconded the motion and it passed unanimously. England then moved to paint the curb in the pickleball court. Wienckoski seconded the motion and it passed unanimously.
- j. Wienckoski moved to purchase the patching and crack filling materials from the reserve account for maintenance on the existing tennis and sports courts. Peters seconded the motion. England expressed caution in filling expansion cracks that could jeopardize the court. The motion passed unanimously.
- k. Bob Springer presented the 5-year plan report to the board. He noted that 775 members had responded and asked that once the Board determines what can and cannot be done that they relay this information back to the community. Bob then proceeded to thank Cis Haines, Max Warren, and Mary Peters for their efforts. Kurtz noted that it was a job well done. Peters moved to accept the 5-year Planning Committee Report. England seconded the motion and it passed unanimously.

1. England moved to adopt the Superstition Sound and Lighting Charter and its appointees as stated. A copy of the charter as adopted shall be attached to these meeting minutes and referred to as Exhibit A. England seconded the motion and it passed unanimously.

Discussion Items

- m. Peters suggested forming a committee to look into the refuse collection and the feasibility of the Association contracting with one provider. Bob Springer noted that this had been looked at in the past. Ron Kelly pointed out the importance of competition.
- n. The trees around the pool area were briefly discussed. It had been noted by a resident that thinning the trees would help preserve the view of the mountains.

Kurtz thanked Leighton for his service to the community. The Board appreciates all he does and the time that he takes to research every item brought before them.

England moved to adjourn the meeting at 12:15pm. Haines seconded the motion and it passed unanimously.

Debbie Blanchard
Recorder