

MOUNTAINBROOK VILLAGE AT GOLD CANYON RANCH ASSOCIATION
Board of Directors
April 25, 2006 – 9:45 A.M. in the Mesquite Room
Minutes

Members in attendance: Alan Clark, Larry England, Cis Haines, Christine Knight, Andy Kurtz, Mary Peters, Dan Wienckoski.

CCMC Representatives: Hollie Crompton, Covenants Coordinator
Dennis Gibson, AMS®, CMCA®, Community Manager

Call to Order – Roll Call

President Kurtz called the meeting to order at 9:45 A.M. Secretary Haines called the roll, and a quorum was found to be present.

Approval of Minutes

A motion to approve the March 28 minutes was duly made, seconded and passed.

Committee Reports

Architectural

The Directors considered the Committee's request to change its meeting day and/or time. A motion was duly made and seconded to allow the Architectural Review Committee to set its meeting date and time. A motion was also made and seconded to amend the original motion to include that the chosen meeting day and time must be set for a stated term. The amending motion failed to pass. The original motion was put to a vote and passed.

Building and Grounds

The Committee requests three new members be added to the Committee roster: Paul Wilhelm, Keith Charpentier, and Jim Herrod. A motion was made, seconded and carried adding the three.

Covenants Review

A motion was made to uphold the Covenants Review Committee's decision to uphold the Architectural Review Committee's denial of the request regarding Acct. 32-0080-0056, upholding Standard 3.2.27. This motion was seconded and passed.

Decorating

Directors discussed the Committee's limited volunteer assistance. It was reported that Linda Storbakken has agreed to act as Co-Chairman. A motion was duly made, seconded and carried to authorize this appointment.

A motion was also duly made, seconded and passed for acceptance of the report.

Library

A motion was made and seconded that the Library's media room *not* be considered for use as a meeting room. Following discussion, the motion failed to pass with one vote for and six dissenting.

A motion to remove the doors of the media room, per the Committee's request, was made, seconded, and passed.

Safety

A motion was made, seconded and passed that the report be accepted and placed on file.

Webteam

A motion to authorize the purchase of a 250-gigabyte hard drive to ensure archival capabilities was made, seconded and carried.

A motion to authorize the purchase of an additional laptop computer was made, seconded and carried.

Per the Committee's request, a motion was made, seconded and carried to change the Statement of Intent and Objectives section of the charter to read as follows:

“A member of this committee shall attend monthly meetings of the Communications Committee on an as-needed basis, to share and/or obtain relevant information that has an impact on the work of both committees.”

Treasurer's Report

The Treasurer's report was received and placed on file upon motion duly made, seconded and passed.

All committee reports were received and placed on file upon motion duly made, seconded and passed.

A motion was made, seconded and passed to request bids on a new reserve study.

Management Report

The Management Report was received and placed on file upon motion duly made, seconded and passed..

Continuing Business

- A. Pickleball Court
This topic was tabled until additional information is obtained by a motion duly made, seconded and carried.
- B. Election Committee Recommendations
A motion was made, seconded and carried to have a workshop meeting with the Co-Chairmen of the Ad-Hoc Election Committee at 10:00 A.M., Thursday, May 11th in the Mesquite Room.
- C. Five-Year Plan Ad-Hoc Report
President Kurtz announced that information is still being gathered. Final review must be tabled until details are finalized.
- D. Codes of Conduct
President Kurtz stated a resolution is required for adoption of the codes of conduct for Board of Directors members, committees and volunteers. Copies will be distributed to the members' files for their complete review, and a resolution for adoption will placed on the agenda for the next meeting.

New Business

- A. Pool Hour Request
It was moved, seconded, and passed that the water volleyball hours be changed to 3:00 to 4:30 P.M.

Following further discussion, a motion was made, seconded and passed to amend the original motion and set the water volleyball hours at 2:30 to 4:30 P.M. all year long.
- B. Cactus Staking
A motion was duly made, seconded and carried to adhere to the CCMC management contract stipulation regarding the Community Manager's authorization for expenditures up to \$1,000 without Board approval for any normal operations need.

- C. Landscape Request for Bid
A motion was made, seconded and carried to accept the “Landscape Request for Bid” as presented by Community Manager Gibson.
- D. Commercial Cleaning Bid
A motion was made, seconded and carried to contract with Cactus Property Services, on a one-time-only basis, to be followed by evaluation.

Discussion Items

- A. Enforcement Policy for Pool Hours
Following discussion, the members directed the Manager to obtain information as to the cost to hire a life guard to supervise pool hours during next year’s spring break so that the Board could make an evaluation to determine whether or not to consider this a useful tool on a more frequent basis.
- B. Social Hour Hosts
The current hosts have agreed to continue in this role but have requested the Board assist them in finding volunteers to assist. President Kurtz requested the Community Manager instruct members of his staff to conduct a review of inventory, locate any missing items, if possible, and mark all inventory for proper retention and identification.
- C. Lions Club Sign Donation
The Lions Club sign and bulletin board were accepted on motion duly made, seconded and carried.

By motion duly made, seconded and carried, it was decided that the placement of the Lions Club signage is to be determined by CCMC staff.

Adjournment

President Kurtz announced the date of the next meeting date will be Tuesday, May 30, 2006, and requested a motion to adjourn. A motion for adjournment was duly made, seconded and carried. Meeting adjourned at 1:30 P.M.

Hollie Crompton
Recorder

Accepted by Secretary Haines