

MOUNTAINBROOK VILLAGE AT GOLD CANYON RANCH ASSOCIATION
Board of Directors
May 30, 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: Dennis Gibson, AMS[®], CMCA[®]
Hollie Crompton, Covenants Coordinator

President Kurtz invited comments from the attending homeowners. There being none forthcoming at this time, he called the meeting to order at 9:45 A.M. and requested Secretary Haines call the roll. Roll call confirmed a quorum to be present.

APPROVAL OF MINUTES

President Kurtz asked for approval of the minutes of the April 25, 2006 Board of Directors Meeting and the May 11, 2006 Executive Session.

Vice-President England moved for the approval of the minutes of the April 25, 2006 Board of Directors Meeting and May 11, 2006 Board of Directors Workshop Meeting. Director Clark seconded. Director Knight announced she would abstain from voting due to her absence from the May 11 Workshop Meeting.

Vice-President England then moved to accept the minutes of the April 25, 2006 Board of Directors Meeting. Director Clark seconded, and the motion was unanimously carried.

Vice-President also moved to accept the minutes of the May 11, 2006 Board of Directors Workshop Meeting. Director Haines seconded, and the motion carried with a vote of six in favor and one abstention by Director Knight.

COMMITTEE REPORTS

Architectural Committee

Treasurer Wienckoski moved the report be received and placed on file. Director Clark seconded, and the motion carried unanimously.

Budget & Finance Committee

Vice-President England moved the report be received and placed on file. Director Peters seconded and the motion carried unanimously.

Building & Grounds Committee

Director Clark moved the report be received and placed on file. Treasurer Wienckoski seconded, and the motion carried unanimously.

Communications Committee

Director Knight moved the report be received and placed on file. Director Clark seconded, and the motion carried unanimously.

Decorating Committee

Director Knight moved that the report be received and placed on file. Director Peters seconded, and the motion carried unanimously.

Government Affairs

Director Knight moved that the report be received and placed on file. Treasurer Wienckoski seconded, and the motion carried unanimously.

Library Committee

Director Clark moved that the report be received and placed on file. Director Peters seconded and the motion carried unanimously.

Director Peters moved the purchase of the recommended Microsoft Word program for the Library Committee be approved. Director Clark seconded the motion, and it was unanimously carried.

Safety Committee

Director Peters moved that the report be received and placed on file. Director Clark seconded, and the motion carried unanimously.

Web Team Committee

Treasurer Wienckoski moved for approval of the purchase of two lockable cabinet doors and an appropriate sign to identify the computer center, as requested by the Committee. Director Clark seconded the motion, and it was unanimously carried.

Welcome Committee

Director Clark moved the report be received and placed on file. Secretary Haines seconded, and the motion carried unanimously.

Treasurer's Report

Vice-President England moved to receive and file the Treasurer's Report. Director Clark seconded, and the motion carried unanimously.

Management Report

Director Clark moved the Management Report be received and filed. Treasurer Wienckoski seconded, and the motion carried unanimously.

Pickleball Court

Director Peters moved to table the issue under discussion until the June Board of Directors meeting. Vice-President England seconded the motion, and it was unanimously carried.

Election Committee

Director Knight moved there be two candidate forums in the evening at 7:00 P.M. and two in the morning at 10:00 A.M.. Director Peters seconded. The motion failed with two voting in favor and five opposed.

Vice-President England moved to accept the recommendation of the Election Committee to set the date of record for candidate filing at the second Friday in January. Motion seconded by Treasurer Wienckoski and carried unanimously.

Director Peters moved for acceptance of the Election Committees' Recommendations 1, 2, 3 and 7. Director Knight seconded, and the motion carried unanimously.

Vice-President England moved for acceptance of the Election Committee's recommendation No. 8 eliminating Item D as it will be the same as Item A. In Item G, the Board not adopt Exhibit C, and would agree with Item H, changing the wording to "conduct" vs. "choose". Director Knight seconded, and the motion was unanimously carried.

CONTINUING BUSINESS

Dog Waste Ad-Hoc Committee

Director Clark moved to table the acceptance of this report and the issue of signage concerning the problem in favor of a formal proposal to be presented at the next Board meeting; also requesting toward that end that Vice-President England research the Architectural Standards on signs. Secretary Haines seconded, and the motion carried unanimously.

Five-Year Plan

Director Clark moved that Director Peters and Secretary Haines form the necessary committees to research costs to accomplish the next steps of the adopted Plan. Vice-President England seconded, and the motion was unanimously carried.

Code of Conduct

Treasurer Wienckoski moved to disregard both the use of the existing Code of Conduct and consideration of a new Code. Director Peters seconded. Motion failed on a vote of one in favor, all others opposed.

Vice-President England moved to adopt the existing Code of Conduct. Director Clark seconded, and the motion was unanimously carried.

Commercial Cleaning

Vice-President England moved the Board of Directors sign a contract with “Cactus Properties” for bi-monthly service. Director Knight seconded, and the motion was carried on a vote of one opposed and six in favor.

Future Development Fund

Director Knight moved to replace the two memorial benches with benches including backs at a cost of \$380.00 each, plus tax. Director Clark seconded, and the motion was unanimously carried.

Vice-President England moved that the meeting recess for forty-five minutes and reconvene at 1:15 P.M. Director Clark seconded, and the motion carried unanimously.

President Kurtz reconvened the meeting at 1:15 P.M. with all Directors present.

NEW BUSINESS

Landscape Bids

Vice-President England moved to select the bids of “Coy Landscaping”, “AAA Landscaping”, and “Four Peaks Landscaping” as the three finalists in the process of securing a new contract for all landscaping services in the Village. Director Knight seconded, and the motion was unanimously carried.

Reserve Study Bids

Director Knight moved the Board select “Association Reserves – Level Two” proposal to complete the required Reserve Study. Director Clark seconded, and the motion carried unanimously.

Arts Events

Director Knight moved the Board authorize both proposed events at the stated ticket price of \$5.00 each. Vice-President England seconded, and the motion was unanimously carried.

Vice-President England moved to approve the use of the Superstition Center (dates yet to be determined; one in June and one in July) for meetings with the sewer management company and sewer commissioners; attendance at each meeting being open to all residents of Gold Canyon. Director Clark seconded, and the motion carried unanimously.

Pool Deck Surface

Director Knight moved this issue until the July Board of Directors meeting in order to obtain bids. Director Clark seconded the motion adding that work can’t be done until temperatures are below eighty degrees. Motion carried unanimously.

Discussion Items

President Kurtz asked for a motion to adopt the stated short-term and intermediate goals. Director Clark so moved. Secretary Haines seconded, and the motion was unanimously carried.

County Sign at MountainBrook Village Entrance

Director Peters moved the Board send a letter to Pinal County, to be drafted by Director Peters, requesting the signage at the end of Mountain Brook Road be strengthened and that the County provide the Board with information as to what kind of sign can be erected and in what location. Secretary Haines seconded, and the motion was unanimously carried

Adjournment

President Kurtz asked for a motion to adjourn. Vice-President England so moved. Treasurer Wienckoski seconded, and the motion carried unanimously. Meeting adjourned.

Hollie Crompton, Recorder

Cis Haines, Secretary