

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

Members in Attendance: Andy Kurtz, Larry England, Cis Haines, Alan Clark,
Mary Peters, Christine Knight,

Members Absent: Dan Wienckoski

CCMC Representatives: Stephanie Fee, Vice President
Dennis Gibson, AMS[®] CMCA[®] CAAM[®] Community Manager
Hollie Crompton, Covenants Coordinator

At 9:45 A.M. President Kurtz invited questions and comments from the attending homeowners.

President Kurtz called the meeting to order and requested calling of the roll. Secretary Haines called the roll finding six in attendance and one absent. President Kurtz declared a quorum and asked for a motion to approve the minutes of the June 27, 2006 meeting. Director Clark so moved, Vice-President England seconded

The motion to approve the minutes of the June 27, 2006 Board of Directors meeting was unanimously carried.

COMMITTEE REPORTS

President Kurtz requested a motion to accept and file the Committee Reports. Director Clark so moved, Vice-President England seconded.

Motion to accept and place the Committee Reports on file was carried unanimously.

TREASURER'S REPORT

Director Clark moved that the Treasurer's Report be accepted and placed on file. Vice-President England seconded, and the motion was unanimously carried.

MANAGEMENT REPORT

Director Clark moved that the Manager's Report be accepted and placed on file. Director Knight seconded the motion. Members voted unanimously to accept and place the Manager's Report on file.

President Kurtz announced that a resident had made an offer on the piano that had been available for sale and asked for a motion for the Board to accept the offer and transact the sale. Director Clark so moved, Director Peters seconded, and the motion was unanimously carried.

President Kurtz also requested a motion to obtain from a construction firm with an in-house architect a design for the remodeling of the pool showers and baths and seek three bids from construction firms for that design. Director Clark so moved, Director Peters seconded, and the motion carried unanimously.

CONTINUING BUSINESS

Upon further evidence presented to the Board of Directors by active pickleball players, we would rescind our June action and we will add padding to the south side of the pickleball court to alleviate the safety issue involving the extension of the post tension extension of the Sports Court No. 3 and the curbstone of the west side of the court. Director Clark so moved. Director Peters seconded, and the motion was unanimously carried.

NEW BUSINESS

Erosion Maintenance Bids

Director Clark moved for the acceptance of the bid from “A Rainbow Company” for work on three jobs. Director Peters seconded, and the motion was unanimously carried.

Parking Lot Paving Bids

Director Knight moved that the Board request authority from the general residents of MountainBrook Village to spend the required amounts to pave the two gravel parking lots and include the proposed change in the future development fee. Director Peters seconded the motion, and it was unanimously carried.

Wash Maintenance Bids

Director Peters moved the Board accept the Coy Landscaping Proposal No. 641 in the amount of \$1,789. Motion seconded by Director Knight and unanimously carried.

Water Feature Maintenance Bid

Director Peters moved to clean the water feature at the MountainBrook Village entrance after the monsoon weather, preferably in October. Director Clark seconded the motion, and it was unanimously carried.

Carpet Project Report

Director Knight moved that the Board approve Mesa Sales as the vendor of choice for 28 oz. carpet for the library floor at a price of \$ 3,977.98 as a reserve fund expenditure. Director Clark seconded, and the motion carried unanimously.

Director Knight moved that the Board approve Mesa Sales to be the vendor of choice for 32 oz. carpet for the Sunset Room floor at a cost of \$ 10,130.98 as a reserve fund expenditure. Director Clark seconded, and the motion carried unanimously

Director Knight moved that the Board approve Mesa Sales as the vendor of choice for tile to be laid on the Sunset Room hallway floor at a cost of \$ 1,761.50 as a reserve fund expenditure. Director Clark seconded, and the motion carried unanimously

Director Peters moved that the Board be authorized to remove the arch columns in the Sunset Room contingent on the conclusion by a structural engineer that it is safe to do so. Director Clark seconded the motion. The motion was carried with four votes in favor and one opposed.

DISCUSSION ITEMS

Homeowner's Request

Vice-President England moved to deny a resident's request to plant a shade tree in the common area next to her home based on serious problems incurred when such things were allowed in the past. Director Clark seconded, and the motion was unanimously carried.

ADJOURNMENT

Vice-President England moved to adjourn the meeting. Director Clark seconded, and the meeting was unanimously adjourned at 12:40 P.M.

Hollie Crompton, Recorder

Cis Haines, Secretary