

MOUNTAINBROOK VILLAGE AT GOLD CANYON RANCH ASSOCIATION
Board of Directors
August 31, 2006 – 1:00 P.M. in the Mesquite Room
Minutes

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

Absent / Excused: Larry England

CCMC Representatives: Dennis Gibson, AMS[®]CMCA[®]CAAM[®],
Master Community Manager
Hollie Crompton, Covenants Coordinator

At 1:00 P.M. President Kurtz welcomed the attending homeowners and invited their questions and comments.

President Kurtz called the meeting to order and asked for a roll call which resulted in a quorum with six members present and one absent.

President Kurtz announced that a brief Executive Session would be held immediately after the Board of Directors meeting to discuss a new pending legal situation.

President Kurtz asked for a motion for the approval of the minutes of the July 25, 2006 Board of Directors meeting. Director Clark so moved, and Treasurer Wienckoski seconded.

Director Knight asked for a correction to the wording of the motion on the topic of the Water Feature Maintenance Bid. Director Peters suggested her motion be corrected to read “Director Peters moved to clean the water feature at the MountainBrook Village entrance after the monsoon weather, preferably in October.”

President Kurtz asked for a vote on the motion to adopt, including the suggested correction. The minutes, as corrected, were approved unanimously

COMMITTEE REPORTS

Architectural Committee

A motion to adopt the minutes of the Architectural Committee was made by Treasurer Wienckoski and seconded by Director Clark. The Architectural Committee report was accepted on unanimous vote.

Budget & Finance Committee

President Kurtz referred to the letter of resignation from Betty Price, and he suggested that the Board move to accept her resignation and also send a letter reflecting the Board's gratitude for her service to the community. Director Knight so moved; Director Clark seconded, and the motion carried unanimously.

TREASURER'S REPORT

Director Clark moved the Treasurer's report be accepted and filed. Secretary Haines seconded, and the motion carried unanimously.

MANAGEMENT REPORT

Treasurer Wienkoski moved the Management Report be accepted and filed. Director Knight seconded the motion, and the motion was unanimously carried.

CONTINUING BUSINESS

Library Committee Charter

Director Peters moved to table the acceptance of this charter until the November meeting, when a majority of the library volunteers will have returned to MBV and had an opportunity to review and give input to the charter. Secretary Haines seconded the motion.

President Kurtz called for a vote on the motion, and it carried unanimously.

NEW BUSINESS

Parking Lot Paving Bids

Director Peters moved that we specify three inches of asphalt and get a price on that.

Director Clark moved the bid from Sunland Asphalt be accepted as we confirm that two inches of asphalt is the correct amount for the area we need paved. Director Knight seconded the motion, and it carried with a vote of four in favor and one against; the opposing vote being that of Director Peters who asked that it be recorded.

Tree Maintenance Management Plan

Director Knight moved, as suggested, that the Board consider a tree maintenance program at a cost of \$100,000 to be recommended to the budget process to catch us up and save us from huge losses in the long run. The motion was seconded by Director Clark and unanimously carried.

Exercise Equipment Matter

Director Knight moved that the current exercise equipment lease be prepaid at the lowest possible price. Director Clark seconded the motion, and it was unanimously carried.

Director Clark moved that the Board consider Proposal No. 2 as the replacement of the currently-leased equipment that is worn out, determine whether to lease or buy, and accept proposal No. 4 which improves the audio and television system in the room. Director Knight seconded the motion

On voice vote, the motion carried unanimously. A repeat vote by a show of hands was also unanimous to carry.

Future Development Fund Ballot

Director Clark moved that regarding the Future Development Fund, the Board make the increase to one-thousand dollars per household and adopt the language. Director Knight seconded the motion, and it carried unanimously.

Parking Lot Paving Ballot

Director Knight moved that the Board accept \$55,000 to cover the expense of paving the gravel parking lot and include the lighting adjacent to the north side of the Superstition Center and adopt the language. The motion was seconded by Director Peters and unanimously carried.

DISCUSSION ITEMS

It was established a friendship bench was available. Director Knight moved the purchase and plan be allowed. Secretary Haines seconded the motion and it was unanimously carried.

ADJOURNMENT

Secretary Haines moved for adjournment of the meeting. Director Clark seconded the motion. The motion carried unanimously, and the meeting adjourned at 5:30 P.M.

Hollie Crompton, Recorder

Cis Haines, Secretary