

MOUNTAINBROOK VILLAGE AT GOLD CANYON RANCH ASSOCIATION
Board of Directors
September 26, 2006 – 9:45 A.M. in the Mesquite Room
Minutes

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

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

President Kurtz welcomed the attending homeowners and invited their questions and comments.

CALL TO ORDER

At 9:45 A.M., President Kurtz called the meeting to order, asked the Secretary to call the roll and declared a quorum to be present.

APPROVAL OF MINUTES

Upon motion made by Vice-President England and seconded by Director Clark, the minutes of the August 31, 2006 meeting were unanimously approved.

President Kurtz announced that an Executive Session of the Board of Directors would be held immediately following this meeting.

COMMITTEE REPORTS

A motion to confirm the President's appointment of Greg Rath as the new Chairperson of the Budget & Finance Committee, per his selection by the committee's members, was made by Treasurer Wienckoski, seconded by Director Clark and unanimously carried.

Following review of the Covenants Review Committee's recommendation, Vice-President England moved the Board adopt the Architectural Committee's proposed insertion to Standard 3.2.0.1 as amended by the CRC, cited as follows:

“PROPOSED ADDITION TO STD. 3.2.0.1

.....The garage may be extended to the front or the side to the extent of what would have been available at the time of **initial** construction.

The garage may be extended to the inside with the following stipulations.

- (1) The addition will not conceal the front door or eliminate any front window. If an owner of a Picacho model without a casita chooses to add to the side of the garage toward the front door of the house, the option to add the casita will no longer be available.
- (2) The addition will maintain the County-required distance to the property line.
- (3) The ridge of the garage roof will be centered, and the slope of the roof will be the same on each side.
- (4) The ridge of the garage will not be higher than the ridge of the main body of the house.”

Director Clark seconded the motion, and it was carried on a vote of five in favor and one opposed.

Director Clark moved to authorize the \$175 equipment purchase requested by the Web Team Committee. Treasurer Wienckoski seconded the motion, and it was carried unanimously.

Director Clark moved that all committee reports be received and filed. Treasurer Wienckoski seconded, and the motion carried unanimously.

PRESIDENT’S REPORT

Vice-President England moved to confirm the President’s appointment of Secretary Haines and Director Clark to assist Community Manager Gibson in the final formation of the letter that will go to the members on the two ballot proposals. Treasurer Wienckoski seconded, and the motion was carried unanimously.

President Kurtz addressed the increasing problem of Village homeowners unable to replace roof tiles according to Standard requirements. He requested Vice-President England and Director Clark research available information toward the objective of providing both the Architectural and Covenants Review Committees with viable options to consider. Vice-President England and Director Clark agreed to report at the next Board of Directors meeting.

President Kurtz requested the Directors sign the Resolution provided by Community Manager Gibson and CCMC acknowledging compliance by MountainBrook Village at Gold Canyon Ranch Association with the State of Arizona's legislation, effective August 1, 2006, allowing homeowners to appear before the fire, safety and building divisions of state government regarding fines or rules issued by this Association.

TREASURER'S REPORT

Director Knight moved the Treasurer's Report be received and placed on file. The motion was seconded by Vice-President England and unanimously carried.

MANAGEMENT REPORT

Community Manager Gibson noted specific highlights of his report and invited questions.

Director Knight moved to approve the MBV Lifestyle Director's proposal to distribute a newly-created six-month events calendar to be mailed to each homeowner along with the monthly copy of "The Mountaineer". Vice-President England seconded the motion.

Director Peters moved to amend the motion to include the provision that all necessary funds will be paid from the Activities Account. Treasurer Wienkoski seconded. The motion to amend was carried unanimously.

The motion to approve distribution of the calendar, as amended, was carried by a vote of five in favor and one opposed.

Vice-President England moved for acceptance of the Manager's Report. Director Clark seconded, and the motion was unanimously carried.

CONTINUING BUSINESS

A. Five-Year Plan Report

Director Peters stated meetings are scheduled in the near future.

B. Code of Conduct

Signed by Board members

NEW BUSINESS

A. Board Meeting Minutes

Director Knight moved to revise the format of producing minutes of the Board of Directors meetings to include only pertinent reference material, such as the name of a proposal presenter and subject, in addition to recording official motions. Director Peters seconded the motion, and it was carried unanimously.

Vice-President England moved to adopt a minutes review schedule which would provide minutes in draft to the Directors within three working days of the meeting and allow four succeeding days for Directors to review and correct. Minutes would be officially adopted at the next regular meeting. Director Clark seconded the motion, and it was unanimously carried.

Treasurer Wienckoski moved that henceforth minutes will be comprised of actions of the Board of Directors and will include, in addition, only the names of individuals and companies making proposals. The draft will be provided to Directors within three working days of the meeting. Directors will have four working days to respond with corrections and will officially accept the minutes at the next regular meeting, following which the corresponding digital recordings will be deleted. Director Clark seconded the motion, and it was unanimously carried.

B. Entrance Landscape Enhancement Bid

Vice-President England moved to table this item until the November Board meeting. Director Peters seconded, and the motion carried unanimously.

C. Exercise Room Ceiling Bids – In progress.

D. Erosion Priority List and Bid

President Kurtz introduced Richard Kerekes of “Rainbow Demolition” who discussed his initial analysis of the Village’s erosion and drainage problems and committed to providing a formal study and cost estimate in approximately two weeks.

E. Refuse Collection Matter

Secretary Haines moved that the Board request Community Manager Gibson seek a proposal from “ABC” to handle the waste in MBV. The motion was seconded by Director Clark and unanimously carried.

ADJOURNMENT

Vice-President England moved the meeting be adjourned. Treasurer Wienckoski seconded, and the meeting adjourned at 12:05 P.M. on unanimous vote.

Hollie Crompton, Recorder

Cis Haines, Secretary