

MOUNTAINBROOK VILLAGE AT GOLD CANYON RANCH ASSOCIATION
Board of Directors
October 31, 2006 – 9:45 A.M. in the Mesquite – Palo Verde Rooms
Minutes

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

CCMC Representatives: 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.

President Kurtz also announced a brief executive session regarding the Superstition Center litigation would be held immediately following the Board meeting.

APPROVAL OF MINUTES

Upon motion made by Vice-President England and seconded by Director Clark, the minutes of the September 26, 2006 and October 2, 2006 were unanimously approved.

COMMITTEE REPORTS

President Kurtz notified the Directors that the Webteam Committee is currently considering replacing its chairman who plans to resign although an effective date has not, as yet, been set.

The Building & Grounds Committee's suggestion to close one pool by 7:00 P.M. each night during the winter months to reduce costs was discussed. The members decided to direct the Building & Grounds Committee to investigate the possible savings before actually closing a pool early.

Vice-President England moved that all committee reports be received and filed. Director Clark seconded, and the motion carried unanimously.

PRESIDENT'S REPORT

President Kurtz related various items of interest.

TREASURER'S REPORT

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

MANAGER'S REPORT

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

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

Community Manager Gibson introduced Mr. Russ Mackenson, a professional architect based in Gold Canyon, who made a presentation regarding the modification and improvements to the pool shower areas. Mr. Mackenson left the meeting following his presentation.

CONTINUING BUSINESS

Exercise Room Ceiling Bid

Vice-President England moved that the Board adopt the proposal from Advanced Repair Technologies, Inc. to repair the exercise room ceiling at a cost of \$ 5,404.00 plus tax. Director Clark seconded the motion, and it was passed on a vote of three against and four in favor with President Kurtz casting the deciding vote.

Director Peters moved to instruct Community Manager Gibson to determine the difference in cost between temporarily storing the existing equipment in MBV's Ocotillo Room and the proposal's cost to store it separately, along with the accompanying cleaning costs for both. Director Knight seconded the motion, but it failed to pass on a vote of three in favor and four against with President Kurtz casting the deciding vote.

Landscape Enhancement Bids

Vice-President England moved that this item be tabled until the November 14 meeting, and, when presented, should include the additional bids Community Manager Gibson offered to secure, with the bid criteria reduced in the areas of the volume of plants and the amount of work to be done. Secretary Haines seconded the motion, and it was unanimously carried.

Erosion Maintenance Bid

Director Clark moved that the Board move forward with this project by approving the drainage ditch maintenance proposal from Rainbow Demolition Co. at a cost of \$ 38,440.00 to be completed as soon as possible. Vice-President England seconded. Motion failed to pass by a vote of none in favor, six in opposition.

Exercise Equipment Layout

Director Knight moved for approval of the exercise equipment layout with provision for moving the weight equipment. Director Peters seconded the motion, and it was unanimously carried.

NEW BUSINESS

Approval of 2007 Draft Budget

Greg Rath, newly-installed Chairman of the Budget & Finance Committee, presented a summary of the 2007 Draft Budget followed by discussion on specific items.

Vice-President England moved for approval of the 2007 Draft Budget as presented by the Budget & Finance Committee Chairman. Director Knight seconded the motion, and it was unanimously carried.

Barbecue Grill Bids

Treasurer Wienckoski moved to approve the replacement of two barbecue grill units located in the pool area at a total cost of \$ 2,400.00. Director Clark seconded the motion, and it carried unanimously.

Pool Deck Direction

Vice-President England moved to approve an expenditure not to exceed \$9,500.00 for the cleaning, color application and sealant application to the pools' decking. Secretary Haines seconded the motion, and it was unanimously carried.

Aerobics for the Mind

Following an extensive discussion, it was decided to add this item to the agenda for the November 14, 2006 meeting.

Refuse Collection Matter

Secretary Haines moved that Community Manager Gibson negotiate with Arizona Waste Services on behalf of MountainBrook Village to obtain a contract rate beneficial to its residents. The motion was seconded by Director Knight and unanimously carried.

Pool Bath / Shower Renovations

Director Clark moved to instruct Community Manager Gibson to obtain a quotation from Mr. Mackenson for all of his available services to be utilized toward completion of this project and present the quote at the next regular meeting to be held November 14.

DISCUSSION ITEMS

Sunset Room Door Repairs

Community Manager Gibson explained the necessity for either repair or replacement and recommended replacement by securing bids for a more appropriate door. Director Peters moved that Community Manager Gibson be authorized to obtain bids on installation of a more appropriate door. Secretary Haines seconded the motion, and it was unanimously carried.

Wash Maintenance Proposal

Vice-President England moved to table the Coy Landscaping proposal until the January 31, 2007 Board of Directors meeting. Director Clark seconded the motion, and it was unanimously carried.

Vice-President England moved to accept the proposal from Rainbow Demolition Co. at a cost of \$5,990.00 to correct the drainage problem on Wildcat Drive. Director Clark seconded the motion, and it carried unanimously.

Roof Tile Matter

Vice-President England summarized the information presented mutually by Director Clark and him and moved that it be revised and/or accepted through the Architectural Committee and the Covenants Review Committee and then returned to the Board for

consideration at its November 14 meeting. The motion was seconded by Director Peters and carried unanimously.

Addition of Manager to Board Website List

Vice-President England moved that Community Manager Gibson be added to the Board of Directors website list. The motion was seconded by Director Knight and unanimously carried.

Sunset Room Lighting

Vice-President England moved to reduce the wattage of bulbs at the Sunset Room entryway or reduce the number of bulbs used; that determination to be made by Community Manager Gibson. Director Knight seconded the motion, and it was unanimously carried.

Superstition Center HVAC Diffusers

Community Manager Gibson recommended the Board investigate the installation of diffusers when construction is completed.

Director Peters moved that thermostats in the Superstition Center be restricted so that the temperature can be changed no more than two degrees during bingo games; i.e., from 78° to 80°. Director Knight seconded the motion, and it passed unanimously.

ADJOURNMENT

Director Clark moved the meeting be adjourned. Vice-President England seconded, and the meeting was unanimously adjourned at 12:50 P.M.

Hollie Crompton, Recorder

Cis Haines, Secretary