

**MOUNTAINBROOK VILLAGE AT GOLD CANYON RANCH ASSOCIATION**  
**Board of Directors**  
**December 12, 2006 – 9:45 A.M. in the Mesquite Room**  
**Minutes**

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

Members Absent: Andy Kurtz

CCMC Representatives: Dennis Gibson, AMS<sup>®</sup> CMCA<sup>®</sup> CAAM<sup>®</sup>, Master Community Manager

Vice-President England welcomed the attending homeowners and invited their questions and comments.

### **CALL TO ORDER**

At 10:00 A.M., Vice-President England called the meeting to order, asked Secretary Haines to call the roll and declared a quorum to be present. He also announced that a brief Executive Session would be held immediately following the Board of Directors meeting.

Vice-President England diverted from the agenda to allow guests to make presentations concerning topics scheduled for later discussion.

Presentations were made by: Right Away Disposal  
Coral Pools  
Stone Impressions  
California Pools  
Shasta Pools

### **APPROVAL OF MINUTES**

Upon motion made by Treasurer Wienckoski and seconded by Director Clark, the minutes of the November 14, 2006 meeting were approved by a majority vote of four in favor and one abstention.

### **COMMITTEE REPORTS**

Director Clark moved that all Committee Reports be received and placed on file as presented. Treasurer Wienckoski seconded the motion, and it passed unanimously.

Director Peters moved for the adoption of new standards 3.5 and 3.5.1 regarding replacement of roof tile as approved by the Architectural Committee and recommended for approval by the Covenants Review Committee. Director Clark seconded the motion, and it was unanimously passed.

## **PRESIDENT'S REPORT**

Director England presented the President's Report on behalf of the absent President Kurtz.

Director Knight moved that the exercise room schedule be changed to be open to residents from 4:00 A.M. to 10:00 P.M. Director Clark seconded, and the motion was unanimously passed.

## **MANAGEMENT REPORT**

Community Manager Gibson discussed highlights of his report.

Director Clark moved for approval of a Lions Club "Casino Night" fundraiser to be held March 9, 2007. Secretary Haines seconded the motion, and it was passed unanimously.

Director Clark moved that the Management Report be received and placed on file as presented. Treasurer Wienckoski seconded the motion which was then unanimously passed.

## **CONTINUING BUSINESS**

### **Pool Decking Bids**

Director Peters moved to table the final decision on the pool decking bids until the next Board of Directors meeting. The motion was seconded by Director Knight and unanimously passed.

### **Pool Bath / Shower Renovations**

Vice-President England discussed the outcome of the recent meeting regarding selection of criteria and layout of the project provided to the architect who will make a presentation of his plans at the January Board of Directors meeting.

## **NEW BUSINESS**

### **Entrance Wall Paint**

Secretary Haines moved that the Architectural Committee be requested to determine the correct color for the perimeter wall from Whispering Mesquite Lane to the entrance fountain area. The wall would then be painted at MountainBrook expense, with the exception of the cost allocated to the owners of Lots 7 and 8 of Desert Sage subdivision, each of whom would pay a share proportionate to the area of the wall at the rear of their home (according to the terms of the variance agreement they initially signed to extend the height of their walls). Director Peters seconded the motion which passed by a majority in favor with the abstention of Director Clark.

### **Budget Line Items – Theater and Choral**

Director Peters moved for the creation of a line item for the theater and choral group with profit to be directed to the support of their activities. Director Knight seconded the motion, but no vote was initiated.

Director Peters moved to table the previous motion until a method separating allocation of funds can be devised. Director Clark seconded the motion, and it passed unanimously.

### **Superstition Sound & Light Ad-Hoc**

Director Clark moved to approve expenditures not to exceed \$7,500, to be paid from the Reserve Fund, for the sound system and lighting of the Superstition Center. Director Knight seconded the motion, and it passed unanimously.

### **East Pool Cover Bid**

Director Peters moved for the appropriation of \$4,537.24, the cost of replacing the east pool cover. Director Knight seconded the motion which failed by majority vote.

Director Peters moved for an expenditure appropriation not to exceed \$4,537.24 as the total cost of replacing the east pool cover with the request to the Community Manager that he clarify the warranty of both the cover itself and the \$534 credit involved. Secretary Haines seconded the motion which passed by majority with four in favor and one opposed.

### **Pool Table Cover Bid**

Treasurer Wienckoski moved for acceptance of the \$1,900 bid for the Simmonis cover for the pool table. Director Clark seconded the motion, and it was unanimously carried.

### **Homeowner Destruction of Common Area Tree**

Director Clark moved the Homeowner be charged the actual damage repair cost as charged by Coy Landscaping (estimated cost being \$200 to \$300). Secretary Haines seconded the motion, and it passed unanimously.

### **Adjournment**

A motion to adjourn was duly made, seconded and unanimously passed. Meeting adjourned at 1:15 P.M.

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Dennis Gibson  
Community Manager

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Cis Haines, Secretary