

**MOUNTAINBROOK VILLAGE AT GOLD CANYON RANCH ASSOCIATION**

**Board of Directors**

**May 22, 2007 – 9:45 A.M. in the Mesquite / Palo Verde Rooms**

**Minutes**

Members in Attendance: Larry England, Alan Clark, Max Warren,  
Andy Kurtz, Roger Schiager, Cis Haines

Member Absent: Christine Knight

CCMC Representatives: Stephanie J. Fee, PCAM<sup>®</sup>, CAAM<sup>®</sup>, Vice President  
Dennis Gibson, AMS<sup>®</sup> CMCA<sup>®</sup> CAAM<sup>®</sup>, Master Community Manager  
Hollie Crompton, Covenants Coordinator

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

**CALL TO ORDER**

President England asked Secretary Warren to call the roll. Declaring a quorum present, he then called the meeting to order.

President England announced a diversion from the agenda for a presentation by David Montgomery of the Apache Junction Fire Department regarding the proposed automatic access gate to be installed at the end of Mountain Brook Drive.

**APPROVAL OF MINUTES**

Treasurer Kurtz moved for the approval of the minutes of the April 17, 2007 and May 15, 2007 meetings. Secretary Warren seconded, and the minutes of both meetings were unanimously approved.

**COMMITTEE REPORTS**

Treasurer Kurtz moved that all committee reports be received and placed on file. Secretary Warren seconded the motion, and it was unanimously carried.

A motion made by Director Schiager and seconded by Vice-President Clark that Coy Landscaping and the Building & Grounds Committee jointly turn off all common area irrigation until further notice failed to pass with two in favor and three opposed.

Vice-President Clark moved that the proposed changes to the charter of the Election Committee be approved. Secretary Warren seconded the motion, and it was carried unanimously.

## **PRESIDENT'S REPORT**

President England related various items of interest.

## **TREASURER'S REPORT**

Vice-President Clark moved the Treasurer's Report, as presented by Treasurer Kurtz, be received and placed on file. Secretary Warren seconded, and the motion was unanimously carried.

Treasurer Kurtz moved for approval of the changes to the Merrill Lynch investment accounts as recommended by the Budget & Finance Committee. Vice-President Clark seconded the motion, and it was unanimously carried.

Treasurer Kurtz moved for adoption of the proposed amended 2007 budget which is to be enclosed with the July, 2007 assessment billing. Secretary Warren seconded, and the motion was unanimously carried.

## **MANAGEMENT REPORT**

Secretary Warren moved to receive and file the Manager's Report as presented by Community Manager Gibson. Vice-President Clark seconded the motion, and it was unanimously carried.

## **NEW BUSINESS**

### **Assessment Adjustment**

Secretary Warren moved for acceptance of the Treasurer's recommendation that assessment be increased by \$32.00 per homeowner, beginning at the July, 2007 billing date; with a separate billing at that time to those whose assessments are paid on an annual basis. Vice-President Clark seconded the motion, and it was carried unanimously.

### **Pinnacle Wash Survey**

Secretary Warren moved that the services of a surveyor be engaged to establish the property ownership lines in the Pinnacle Vistas wash area. Vice-President Clark seconded the motion, and it was unanimously carried.

## **Fire Department Request**

Director Schiager moved to provide the letter of proxy to SRP, as requested by the Apache Junction Fire Department for MountainBrook Village, to assume responsibility for the monthly charge for electricity to the automatic access gate following installation. Vice-President Clark seconded the motion, and it was unanimously carried.

## **DISCUSSION ITEMS**

Secretary Warren moved to accept a homeowner's donation of a mirror to be used in the Sunset Room for Tai Chi classes. Treasurer Kurtz seconded the motion which passed with four in favor and one opposed.

## **ADJOURNMENT**

Secretary Warren moved for adjournment of the meeting. Director Schiager seconded, and the meeting adjourned unanimously at 12:07 P.M.

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Hollie Crompton, Recorder

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Max Warren, Secretary