

MOUNTAINBROOK VILLAGE AT GOLD CANYON RANCH ASSOCIATION
Board of Directors
September 25, 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

CCMC Representatives: Stephanie Fee, Vice President
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.

APPROVAL OF MINUTES

Treasurer Kurtz moved for approval of the minutes of the August 28, 2007 meeting. The motion was seconded by Secretary Warren and unanimously carried.

Treasurer Kurtz moved to allow the "Village Voices" choral group to advertise outside of the Village to ensure full-house ticket sales for its Christmas concert after determining that all Village members have had ample opportunity to purchase. Secretary Warren seconded the motion, and it was unanimously carried.

COMMITTEE REPORTS

Secretary Warren moved to receive and file all committee reports. Vice-President Clark seconded the motion, and it was unanimously carried.

Secretary Warren moved for adoption of the Architecture Committee's proposed revision of "Standard 3.2.1.2 Satellite Dishes (Dish Antenna)" which clarifies the language and meets FCC requirements. Vice-President Clark seconded the motion, and it was unanimously carried.

Vice-President Clark moved for acceptance of the Election Committee's revised candidate application form, and Secretary Warren seconded. Following discussion, Treasurer Kurtz moved to amend the motion to direct the Committee to include the original language previously stated at the bottom of the form. Secretary Warren seconded, and the motion, with its amendment, carried unanimously.

Treasurer Kurtz moved to appoint Director Haines as Board Liaison to the Election Committee, replacing Director Schiager. Secretary Warren seconded the motion, and it was unanimously carried.

Director Haines moved for approval of an advance payment of \$3,500.00 for the publication of a cookbook to produce revenue for MBV; repayment to be made from sales. Director Schiager seconded the motion, and it was unanimously carried.

PRESIDENT'S REPORT

President England reported, along with R. Kelly, on the possible substance of an upcoming meeting they plan to attend which regards the hearing to reconsider the imposed sewer rate increase.

President England also reported that the leader of a new program to promote a cultural exchange between Americans and children in the Middle East, i.e., the "adoption" of a school of 10,000 boys, will soon be coming to MountainBrook Village to enlist the financial assistance of its residents in this effort over a two-month period.

TREASURER'S REPORT

Secretary Warren moved to transfer the Superstition settlement funds to an account, to be determined, paying maximum available interest and that activity in this account be recorded in a reserve category titled "Superstition Repairs". Vice-President Clark seconded the motion, and it was unanimously carried.

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

MANAGEMENT REPORT

Vice-President Clark moved to receive and file the Management Report as presented by Stephanie Fee, CCMC Vice President. Secretary Warren seconded the motion, and it was carried unanimously.

CONTINUING BUSINESS

Future Development Fund Fee

Secretary Warren moved that a Future Development Fund Purchase Fee equal to 100% of the annual HOA assessment, currently \$686.00, be proposed for approval by vote at the 2008 Annual Meeting. Treasurer Kurtz seconded the motion. Following discussion, the motion and second were withdrawn.

Vice-President Clark moved that a fee equaling 100% of current assessment fees be proposed as a purchaser's fee to be discussed at a meeting between the Board of Directors and local real estate brokers with the result of this meeting to be considered at the October 30, 2007 Board of Directors meeting. Treasurer Kurtz seconded the motion, and it was unanimously carried.

Janitorial Service Agreement

Secretary Warren moved that the Board enter into a one-year agreement with "Open Works" at the proposed cost of \$27,456.00 per year, with services to commence November 1, 2007. Director Schiager seconded the motion, and it was unanimously carried.

NEW BUSINESS

Fitness Equipment Repair Parts

Treasurer Kurtz moved for acceptance of the bid from "True Fitness" to purchase parts to repair existing equipment at a cost of \$1,888.00. Vice-President Clark seconded the motion, and it was carried unanimously.

By-Law Revisions

Treasurer Kurtz moved that the cap on capital expenditures allowed by the Board of Directors without membership approval be increased from \$10,000.00 to \$20,000.00 and that this revision be added to the By-Laws. Secretary Warren seconded the motion, and it was unanimously carried.

Replacement of Vacant Director Position

Director Clark moved that the vacant position remain open until the next election. Secretary Warren seconded the motion, and it was unanimously carried.

Management Contract

Secretary Warren moved for acceptance of the proposal by "Rossmar and Graham", entering into a contract with them at the terms of their proposal. Vice-President Clark seconded the motion which carried on a vote of four in favor and one opposed.

ADJOURNMENT

Secretary Warren moved for adjournment of the meeting. Treasurer Kurtz seconded the motion, and the meeting was unanimously adjourned at 12:20 P.M.

Hollie Crompton, Recorder

Max Warren, Secretary