

**GOLD CANYON RANCH ASSOCIATION  
DBA MOUNTAINBROOK VILLAGE  
OPEN BOARD MEETING MINUTES  
DECEMBER 16, 2008 AT 9:45 AM**

**HOMEOWNERS QUESTIONS AND COMMENTS**

Rick Peters voiced concern with the sidewalk unevenness south of the north parking lot. He feels it is a safety concern.

Mike Lipscomb suggested that the Activity Director should have control over the multi-purpose courts so that the construction of a new court will not be necessary if the multipurpose court is utilized. Pickle ball players would like the pickle ball lines to be painted on the court so that either tennis or pickle ball groups can utilize the court. He requested that the Activity Director be permitted to make the decision regarding facilities usage issues. He would like the Activity Director to be the facilitator in a meeting with the Tennis group and the Pickle ball group to resolve the issue of the court usage. Al Clark requested an update of the issue between the two groups. Mike Lipscomb stated that Dick Campbell had suggested making 2 pickle ball courts out of the multipurpose court. There is a problem with a barrier needed to contain a missed ball but the pickle ball group has funds to purchase the barrier which will be removable to permit tennis to be played on the same court. The problem is the tennis group feels the lines would be too confusing and are against the change to the lines on the court. Mike stated that it would save the community \$20K if they do not need to build a new court. Howard Sehr stated that there are no plans to build a new court. Mike stated that if this cannot be resolved that both groups would put pressure on the Board of Directors to build the court. Larry England stated that they do not like to get involved and would like to put together an ad hoc committee. Howard stated that it would be brought back to the Board of Directors. The Board of Directors would like the community to solve this issue themselves without the input of the Board of Directors.

**OPEN MEETING WAS CALLED TO ORDER AT 10:10 AM.**

**ROLL WAS CALLED BY THE SECRETARY AND THE FOLLOWING WERE PRESENT:**

Larry England  
Al Clark  
Bill Griggs  
Marguerite "Cis" Haines  
Howard Sehr  
Roger Schiager  
Claudia Vaughan

**APPROVAL OF OPEN MEETING MINUTES FROM OCTOBER 28, 2008**

**Motion** was made to approve the minutes from the November 18, 2008 Open Meeting. Request for correction of date was made. The motion was seconded and approved unanimously.

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**COMMITTEE REPORTS**

**Motion** was made to receive and file the committee reports and was seconded. Motion carried unanimously.

Discussion

Al Clark asked for clarification of the Architectural Minutes of November 6, 2009 regarding the plant palette changes. Jerry Atwell clarified that the palette was established originally with only Sonoran Desert plants and that taking into consideration of debris, size, etc the committee felt that there were no plants to add that would be within the guidelines so no change recommendation was made to the Plant Palette. Al Clark asked how additions have been made in the past. Jerry Atwell explained that the Architectural Committee researches and plant addition requests and determines if it fits the criteria.

Al Clark questioned Howard Sehr to clarify a statement on the Building and Grounds minutes regarding the energy savings issue and how they would like to accomplish the task. He does not know where they will find savings. Howard would like to find savings by pulling all the water meters. Al feels that it is very important to save energy and wants to ensure that this issue moves forward. Bill Giggs wanted to establish that prior to any action being taken that it is brought as a recommendation to the Board of Directors for decision.

Larry England thanked the Building and Grounds Committee for the removal of the old mailbox pillar. Kudos to David Hann for his hard work with his detailed inspections of all the buildings in the campus. Larry stated that the security vests requested for the Building and Grounds Committee arrived but the lettering was incorrect and are being replaced. A *motion* was made to rename the Board Room in the Library to "Library Board Room and seconded. Motion carried unanimously.

Roger Schiager stated the Computer Centers pornography issue has been addressed and solved by Ralph Jones with no cost to the community.

A *motion* was made by Cis Haines that David L. Jones add a sign to the Computer Center that no one under 18 is permitted in the facility. Motion carried unanimously.

**PRESIDENT'S REPORT**

Larry England stated that he would like to appoint 2 people as co-chairs for the election committee. He named Rosaleen Farmer and Ralph Krueger as the election committee. A *motion* was made to approve Rosaleen Farmer and Ralph Krueger as the election committee and was seconded. Motion carried unanimously.

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David L Jones is setting up a training session for the Board of Directors with Rossmar & Graham Scottsdale office on the collection process.

Larry England met with the water volleyball group regarding the issue of the installation of the nets in the West Pool. A new system was suggested that would require core holes to be drilled into the deck that would be the receivers for the poles that hold the net. The poles would have guide wired between them that could be cranked up for the tension for the net. The holes would be installed so that either 2 nets could be in use if the play was east and west or 1 net that would permit north and south play. The double net would increase the number of players that are able to play.

Larry requested that the Lights and Sound Committee be chartered as they are now an Ad hoc committee. He would like them to be established as a standing committee. *Motion* was made to charter the Sound and Lights Committee and to change their name to Audio Visual. Motion was seconded. Motion carried unanimously.

Larry would like the Lifestyles Director to be the coordinator between the pickle ball and tennis players groups. A *motion* was made that the Lifestyles Director schedule a meeting between the Pickle ball and Tennis groups to come up with recommendations for the Board of Directors on how to solve the issue of the use of the multi-court between the two groups. Motion was seconded and carried unanimously.

Larry would like the Board of Directors to permit the Architectural committee to revise the CC&R's to clean out items that are unenforceable and to bring them up to modern times. He would like this to be completed in January.

Larry would like to resolve the issue of the north end of MountainBrook Drive. He would like to see it closed permanently by installing a curb and boulders to obstruct motorized vehicles from crossing the barricades to gain access to the desert. Due to the fact that the Apache Junction Fire Department is building a fire house on the other side of the mountain they no longer are interested in installing a gate at the end of the MountainBrook Drive for access by the fire department. David L Jones was instructed to obtain bids by January which will be presented to the Gold Canyon Community Meeting where Larry is going to ask for their support in resolution of this issue.

The pool bath showers have the epoxy installed and are waiting to cure. The cure time is being hindered by the humidity. He would like to have them opened by the end of the week or early next week.

Jerry Atwell stated that the assignment that is to be given to the Architectural Committee to update the CC&R's should be a joint effort by both the Covenants Committee and the Architectural Committee. He made the recommendation that once the review and revision are completed that the books be reissued to the homeowners

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Paul Hansen from Butler, Jones and Hansen was in attendance to answer questions regarding the bid that was submitted for the review of the financials for MountainBrook Village. He stated that Rossmar & Graham requested a generic bid for services which in 80% of the Rossmar & Graham communities would have been an accurate bid. In the case of a HOA as large and complex as MountainBrook Village the bid was understated. Al Clark stated that he feels that the bid was misleading in the fact that it did not make it clear that this was a generic bid. Larry thanked him for coming in to clarify the price increase.

**TREASURER'S REPORT**

Bill Griggs made a **motion** to stay with MC Patten CPS PC to complete the review statement. Motion was seconded and carried unanimously.

Prepaid shows that approximately 20 people paid two times. Bill volunteered to call those homeowners and inform them of the over payment once the next assessment is paid.

**Motion** was made that when \$174,674.00 CD that matures in December is renewed for an additional 90 days. Motion was seconded. Motion carried unanimously. **Motion** was made that CD for \$100,000. that matures January 20, 2009 be extended for 90 days. Motion seconded. Motion carried unanimously.

**MANAGER'S REPORT**

David L Jones presented his managers report.

The Board of Directors Candidate forms are available in the Activity office.

A recommendation has been made to install slats on the bottoms of the Superstition Center doors to ensure a water tight building. The least time for the delivery of these threshold slats is three weeks. Once installed water test will be conducted to ensure the issue is solved. This install will be done at no cost to the community.

Staff has requested to be present when Charles Shepherd conducts the water flow test in the Pool Bath house.

The wash area behind Rough Lane has resurfaced. In the summer the Board of Directors requested that management delay in acting on the encroachment issue until the winter resident's return. In January a letter will be sent to the homeowners requesting that they attend a meeting to resolve the issue.

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An inventory of the benches throughout the community has been completed and a list of the broken slats has been forwarded to the manufacturer. The benches are all under warranty the replacement parts will be sent to the community at no cost. The only cost to the community is the labor for Ernie to install them.  
The spa light has been replaced after it shorted out.

The pool furniture has been re-strapped.

The pool fence has been repaired and repainted.

David recommends that new complete reserve study be completed in 2009 due to the fact of missing elements in the current reserve study.

Bids have been received for the erosion issue.

The fountain has a frozen shut off valve that will be replaced to enable the reduction in flow of the water.

A study has been completed of reducing costs for janitorial supplies. A company has been selected which will provide a savings.

A **Motion** to receive and file the management report. Motion was seconded and carried unanimously.

**UNFINISHED BUSINESS**

**Motion** was made to accept the bid from Richardson's Roofing to replace the roof of the pump house at the fountain at MountainBrook Drive and US 60 for a total of \$1,150.00. Motion was seconded and carried unanimously.

**NEW BUSINESS**

A request was by the Superstition Mountain Museum for the use of the Superstition Center for a golf outing fund raiser. There is a usage fee for the Superstition Center and Discussion was made to waive the fee. **Motion** was made to permit the Superstition Mountain Museum to use the Superstition Center facility December 6, 2009 for a golf outing fund raiser. The room use fee and deposit will be donated back to them after the event if the facility is undamaged. Motion seconded and carried unanimously.

Cis Haines announced that the fashion show made a profit of \$719.53.

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Lukert Productions, Inc provided a demonstrated the Lavalier mic system and the Countrymen Mic system. Representatives from the Audio Visual Committee and MountainBrook Village Players and the MountainBrook Village Voices were present. They all agreed that the Lavalier Mic System is superior. The ***motion*** was made to purchase 4 Lavalier Mic systems from Lukert Productions for a total of \$1,940.00 plus tax. Motion was seconded. Motion carried with 3 against and 4 for.

**POOL COVERS Motion** was made to accept the bid from Cover Pools Inc. to install new pool covers on both pools with a cost of \$4,559.08 for the east pool and \$3,220.26 for the west pool. Motion was seconded and carried unanimously. David was instructed to follow up on the warranty.

**DISCUSSION ITEMS**

**Motion** was made to permit a water volleyball group to play on Saturday's from 2:30-4:30 and 2 evenings a week during the summer on Tuesday and Thursday from 6:30-8:30. Motion was seconded and carried unanimously. **Motion** was made to make the changes in the pool rules to reflect the changes in the Homeowners handbook. Motion was seconded and carried unanimously.

A letter was received regarding pooling water in a wash area between houses on Birdie Lane. David Jones and Cherie O'Shea-Durst toured the area and it was noted that the portion of the wash maintained by MountainBrook Village was free of debris but the portion maintained by the golf course had large rock barriers which impede the flow of water. Management was instructed to contact the golf course to resolve the issue.

It was announced that David L Jones as secured donations totaling \$5,000.00 from vendors for the purchase of flat panel televisions for the Superstition Center. Donations have come from Coy Landscape, Noble Air, Rays Printing and GV Publications. Rossmar & Graham has donated \$1,200.00 for the purchase of WII systems. **Motion** was made to permit management to purchase televisions up to \$5,000.00. Motion was seconded and carried unanimously. Let it be noted that Bill Griggs did not agree with how this was handled.

**Motion** to adjourn at 1:05 PM and was seconded. Motion carried unanimously.

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Cherie O'Shea-Durst, Recorder